

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: February 20, 2025

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

From: Marshall Weir, CEO

Re: Notice of Board of Directors Meeting

The Deferiet Redevelopment Corporation will hold its board meeting on **Thursday, March 6, 2025 at 9:00 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=R0t4VjRPaGJBZDJrL2JQYVVVjKytDdz09>

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
Dr. Gregory A. Gardner
Dawn Robinson
Charles Capone
Justin S. Miller, Esq.
Stephen Maier, Esq.
Sarah Bullock
Media

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BOARD MEETING AGENDA
Thursday, March 6, 2025 – 9:00 a.m.

- I. Call to Order**
- II. Minutes – February 6, 2025**
- III. Committee Reports**
- IV. Unfinished Business**
- V. New Business**
 - 1. BOA update (Sarah Bullock)**
- VI. Adjournment**

**Deferiet Redevelopment Corporation
Appointed Directors Board Meeting Minutes
February 6, 2025**

DRAFT

The Appointed Directors of the Deferiet Redevelopment Corporation held its board meeting on Thursday, February 6, 2025 in the board room at 800 Starbuck Avenue, Watertown, NY.

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

Excused: Joseph Cook, Paul Smith

Absent: None

Also Present: Marshall Weir, Jay Matteson, Peggy Sampson, Robin Stephenson, Paul Warneck, Ed Walldroff, Ryan Piche (Jefferson County Administrator)
Zoom: Justin Miller, Esq. (Harris Beach)

- I. Call to Order:** Chairman Condino called the meeting to order at 10:15 a.m.
- II. Minutes:** Minutes of the meeting held on January 9, 2025 were presented. A motion to approve the minutes as presented was made by Ms. L’Huillier, seconded by Chairman Condino. All in favor. Carried.
- III. Committee Reports:** None.
- IV. Unfinished Business:** None.
- V. New Business:**
 - 1. Bylaw Amendment** – Mr. Weir said that we have an opportunity to bring the former Mayor of Deferiet (Janet Zando) onto the board but noted that the board is full. He said the board could add an ‘at large’ board member but it would require an amendment of the bylaws. Mr. Converse made a motion to add two more board members and update the bylaws, seconded by Ms. L’Huillier. Discussion ensued. Attorney Miller was checking the certificate of incorporation to see if the board could go up to 9 board members.

Mr. Aiken noted that the project is kicking off soon. Mr. Weir acknowledged that it is. Mr. Aiken asked when the board would start engaging more. Mr. Weir said when the remediation and cleanup of the site is done, which may be in the fall. Mr. Aiken asked who was awarded the project. Mr. Piche said it was Saber. Mr. Aiken asked if they had started mobilizing. Mr. Piche said he didn’t believe so.

Attorney Miller said for clarification the board is set up to have not less than three and not more than seven members. He said that we would have to file a certificate of amendment to the certificate of incorporation after which the bylaws could be amended to track the revision. Mr. Weir said the reason we want to do this is to have more local engagement from the Village of Deferiet. He said that he feels that we would benefit from having Janet Zando on the board because she was a part of the process at the very beginning when the restore grant was applied for. He said she was super engaged and never missed any meetings.

**Deferiet Redevelopment Corporation
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Attorney Miller said the board under the current bylaws sets up the seven-member board of directors to reflect three members of the JCIDA (including the member serving from the County Legislator), two directors from the JCLDC, the supervisor of the Town of Wilna (ex officio) and the Mayor of the Village of Deferiet (ex officio). He said we could ask JCIDA and the DRC board of directors to create a non-voting director so they can participate in board and committee meetings which wouldn't require a change to the bylaws or certificate of incorporation. Board members agreed to that approach. Chairman Condino asked if the first step would be action by the JCIDA Board. Attorney Miller said yes. Chairman Condino asked for a resolution to be prepared for JCIDA's next board meeting.

Deferiet Update –

Mr. Piche said the County has a very successful bid (Saber for around \$5M). He said the award from NYS was approximately \$8.5M so it gives them extra money to work with. He said they went back to the grant application and award letter, and it is very specific that the money is specifically for demolition. He said they already included all of the alternatives to the bid so the wish list for demolition was included in the Saber bid. He said the point is they do have excess money on the table, and they are working with DANC because they are getting indications from ESD that they are not willing to allow the County to spend the excess money to do what they want. He said the excess money would go back to the state if it is not spent on demolition. Mr. Converse asked if it includes demolition of the old waste plant and the east side of the river. Mr. Piche said he didn't know. Mr. Weir said he believes there are 11 buildings to be torn down.

Mr. Piche mentioned that the County got a small amount from National Grid for redevelopment of that site so whatever they were going to have them do they will try to put that under the NYS funds which gives them \$300,000 for improvements.

Mr. Converse said he is not sure of the footprint of International Paper (IP) but behind the IP landfill, there is a lot of debris that is pushed up against the woods and indicated that it would be good if it can get cleaned up. Mr. Piche said that he would take the notes to DANC to see if it was included in the project or not.

- VI. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Converse, seconded by Mr. Aiken. All in favor. The meeting was adjourned at 10:28 a.m.

Respectfully submitted,

Peggy Sampson

