

**Jefferson County Industrial Development Agency
Loan Review Committee Meeting Minutes
February 26, 2025**

Present: John Condino, Charles Capone
Phone: Rob Aliasso

Excused: David Converse (Chair)

Also Present: Marshall Weir, Lyle Eaton, Peggy Sampson, Robin Stephenson, Paul Warneck
Zoom: Justin Miller, Esq., Diana Boylan (AES), Neil Habig (AES), and Rob Panasci (AES Counsel)

- I. Call to Order:** Mr. Condino called the meeting to order at 8:02 a.m.
- II. Pledge of Allegiance**
- III. Other/Unfinished Business –**
 - 1. AES Black River Solar, LLC PILOT Application –** Mr. Condino said the proposed project was discussed at the last board meeting. Mr. Warneck said it was sent back to the committee because there were questions.

Mr. Warneck wanted to confirm that the lease amount listed on page 12 of the application (\$33,000/yr.) is correct and asked if there is an annual inflation factor. Ms. Boylan confirmed that \$33,000/yr. is correct but noted that she didn't include the escalator. Attorney Panasci said it is 2%.

Mr. Warneck asked if they would be receiving a community adder credit. Ms. Boyland said they would only receive the base incentive from the NY Sun Program.

Mr. Warneck said that Mr. Aliasso was wondering if there would be a retail component. Mr. Warneck said there will not be any onsite sales.

Mr. Warneck mentioned that we have had projects get through the approval process but not close. He asked when they expect to start construction. Ms. Boylan said they plan to start construction in late spring or early this summer.

Mr. Aliasso asked if there would be a host community benefit. Ms. Boylan said they have not had a discussion with the Town of Hounsfield but indicated that they would be willing to.

Mr. Warneck said that he ran the proposed project through the state's preliminary model and indicated that it more than meets the UTEP.

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Mr. Warneck said that he had a conversation with the Sackets Harbor school district and indicated that they wanted to know when the PILOT would kick in. He said he told them in 2026. Attorney Miller confirmed that 2026 would be correct.

A motion was made by Mr. Capone to recommend approval of the proposed project by the full board of directors, seconded by Mr. Condino. All in favor.

- IV. Adjournment:** With no further business before the committee, Mr. Capone made a motion to adjourn the meeting, seconded by Mr. Condino. The meeting was adjourned at 8:12 a.m.

Respectfully submitted,

Peggy Sampson