

**Jefferson County Industrial Development Agency
Board Meeting Minutes
May 1, 2025**

The Jefferson County Industrial Development Agency held its board meeting on Thursday, May 1, 2025 in the board room at 800 Starbuck Avenue, Watertown, NY.

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

Excused: David Converse

Absent: None

Also Present: Rob Aiken, Dawn Robinson
Zoom: Sarah Bullock, Todd Poole

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

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:49 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on April 3, 2025 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 April 30, 2025. He pointed out the increase in legal expenses in the RLF related to Convalt and indicated it will continue to grow. He said the month-over-month balance sheet looks in order with expectations. He reviewed the delinquent accounts and indicated that we are getting some payments from Painfull Acres. Ms. Stephenson said that Colleen’s Cherry Tree Inn sent in a check yesterday and plans to send in more. After the discussion, a motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Walldroff. All in favor. Carried.

Chairman Aliasso commented that we are already \$200,000 in the hole four months into the year, and hopes we start collecting some fees. Ms. Stephenson said that she and Mr. Weir submitted a grant reimbursement of \$500,000 to Northern Border last night (which could take 3 to 4 months) and will also submit for approximately \$83,000 to DASNY later today for the business complex project. She said that as soon as the project is fully complete, they will submit approximately \$371,000 to Empire State Development.

V. Committee Reports:

- a. Alternative Energy** – Mr. Warneck said they had a lengthy meeting. He said that we learned that two prospective projects will be entering the ORES system for a wind project in the Town of Worth and a large solar project in the Town of Rutland and Black River. He said we received correspondence from the Village of Black River that they opposed the project. He said the gist of the meeting is that we are trying to find a way to have a central clearinghouse for PILOT tax if they are going to be discussed, so we can get away from developers trying to play one community against the other.

**Jefferson County Industrial Development Agency
Board Meeting Minutes
May 1, 2025**

Mr. Warneck said that he brought up that he thinks it's time for the County to get out of 487, but after further thought, it may not be appropriate because it affects small residential and potential agricultural solar or waste energy systems, so we may have to revisit it. He said it was discussed that we may need to have the ability to do an easier alternative distribution of proceeds system set up, because schools have a problem with the end of a PILOT and the tax cap. He said Mr. Piche was very clear that the schools aren't opposed to having an alternative distribution schedule where they get more upfront and less at the end. He said that we may want to revisit our UTEP because currently, any project that is large is already a deviation. He said you may have a town that has no tax rate, which means they won't get anything out of the statutory distribution, and to avoid getting into host community benefits, we may want to talk about doing a different distribution. He said the County will have to revisit its current policy, too. He said basically it is a way, so we don't end up with developers getting past a taxing jurisdiction and not paying any taxes (which has happened a couple of times now). He said the County wants to see everything go through the IDA.

Mr. Weir said the proposed 100MW Honeyridge project has not been filed with ORES but plans to file within the next couple of months.

- b. Building and Grounds Committee** – Mr. Aiken said the sewer project is almost complete. He said there may be some extra funds that will be used at the project site for hydro seeding and mulching. Mr. Warneck said it can also be used for road embankment improvement. Mr. Aiken said there was a discussion about the current driveway and paving of the other entrances.

VI. Unfinished Business:

1. Executive Session

At 9:03 a.m., Mr. Warneck made a motion to enter into executive session to discuss pending litigation and the financials of a particular company, seconded by Mr. Walldroff. All in favor. Board Members, LDC Board Members (Aiken, Robinson), and Staff remained. All in favor.

At 9:23 a.m., a motion was made by Mr. Warneck to leave executive session, seconded by Mr. Johnson. All in favor. No action was taken.

VII. New Business: None.

VIII. Counsel: None.

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Walldroff, seconded by Ms. L'Huillier. All in favor. The meeting was adjourned at 9:23 a.m.

Respectfully submitted,

Peggy Sampson