

**Jefferson County Industrial Development Agency
Board Meeting Minutes
June 5, 2025**

The Jefferson County Industrial Development Agency held its board meeting on Thursday, June 5, 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, David Converse, John Condino

Excused: None

Absent: None

Also Present: Charles Capone, Justin Miller, Esq. (Harris Beach), Ryan Piche (Jefferson County Administrator)

Zoom: David Capriotti, Esq. (Harris Beach)

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

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:35 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on May 1, 2025 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Mr. Johnson. All in favor. Carried.
- IV. Treasurer’s Report:** Mr. Warneck reviewed the financials for the period ending May 31, 2025. He said that he doesn’t expect us to meet five out of the six budgeted revenue lines since we are halfway through the year. He commented that it is nice to see that we have moved from delinquent to monthly payments on most of the late loans. 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.

Mr. Piche joined the meeting.

V. Committee Reports:

- a. Alternative Energy** – Mr. Warneck said several months ago when Mr. Piche was here, we talked about trying to bring in a solar developer for permitted projects to discuss what they expect in PILOT agreements. He wondered if we should invite AES for a meeting even though they are not permitted yet because they have proposed projects in Hounsfield and Lyme (permitted but hasn’t moved or had any filings since late 2023). Mr. Johnson said there is a second AES project proposed in Lyme as well (Bay Breeze for 110MW).

Mr. Warneck said he doesn’t know if it has any traction but said there is a bill A8332/S8012 based on section 575-b declared unconstitutional and he thinks they are working another system and Assemblyman Gray asked him his thoughts on it. He said they want to expense host community agreements (HCA) in the calculation of the full market value and that makes him quite worrisome because unless everybody is a beneficiary of the HCA it is going to push the

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Alternative Energy – continued

value down, so whoever has the HCA has the golden ticket and everyone else will receive less of the value. He said it is a concern and gave his thoughts and believes the state should take over the whole valuation mode because they dictate and there are five things that you have to put in the solar model to come up with a value. He said the state should just do it unstead of putting the harassment on the local officials.

Mr. Piche said the companies are talking to Albany and pointed out that they have a defined tax liability built into their project and they don't care whether it is an HCA or 487 PILOTs, because they have X amount of dollars on tax liability at the local level. He said it is our job to get as much of that as possible.

Mr. Walldroff said NYPA is getting ready to start buying electric generation capability. He said we are in the bullseye for energy production. Mr. Johnson said that he read an article that said that Jefferson County is ranked 16th out of 62 counties as far as solar production.

Mr. Piche said that he and Mr. Johnson had a preliminary meeting with the folks from the Worth Wind project that is proposing 10 turbines off County Route 93 in the Town of Worth. He said that he encouraged them to visit the IDA and talk about taxation.

- b. Building and Grounds Committee** – Mr. Weir said the project at the airport for sewer and water is substantially complete and we are looking forward to moving forward with that site.
- c. Loan Review Committee** - Mr. Converse said the committee discussed the sale of the LCO Destiny, LLC building in the Corporate Park. He said basically, Ms. Weber is selling her building to Alex Morgia and then Mr. Morgia will be selling the old Fishercast building to Metalcraft. Chairman Aliasso said Metalcraft will sell their existing building to an undisclosed party.

Mr. Converse said he did question the outdoor storage for Metalcraft on the new site. He believes it is something the board needs to take a look at. Chairman Aliasso said the covenants indicate that outdoor storage should be screened. Mr. Weir said the outdoor storage is for staging and indicated that it is up to the board's discretion in that section of the park.

Mr. Warneck commented that we have to do better at our due diligence when we hear things going on because we started months ago under false assumptions because there was a lot of concern and a lot of angst about how long we were going to wait for the closing. He said if we face this again, we have to ask for the full scope of details. Mr. Weir said that he has requested the agreement from Mr. Morgia.

David Capriotti joined the meeting at 8:54 a.m.

Mr. Walldroff asked if the loan review committee is comfortable with the July 1st closing. Chairman Aliasso said an environmental and site walkthrough have already been completed. Mr. Converse asked if they had been to the Town of Watertown to make sure everything was in line. Mr. Weir wasn't sure but indicated that he would find out.

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- i. Proposed Lending/Collection Policy and Procedures** – Mr. Converse said there were updates to the lending policy as outlined in the committee meeting minutes.

A motion was made by Mr. Converse to approve the policy as presented, seconded by Mr. Warneck. All in favor. Carried.

- ii. Internal Loan Review Risk Rating as of 12/31/24** – Chairman Aliasso said the rating was included in the packet for review. He said RLF paints a completely different picture because historically we would reserve \$31,000 and the formula shows \$180,000. He said MICRO historically is \$23,000 and the formula shows \$30,000 so it's not substantially different. He said it will be addressed in the next budget.

VI. Unfinished Business:

1. Executive Session

At 8:58 a.m., Mr. Warneck made a motion to enter into executive session to discuss pending litigation and an easement land acquisition issue, seconded by Mr. Condino. All in favor. Board Members, LDC Board Member (Capone), Counsel, Ryan Piche, and Staff remained. All in favor.

At 9:45 a.m., a motion was made by Mr. Warneck to leave executive session, seconded by Mr. Condino. 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. Warneck, seconded by Ms. L'Huillier. All in favor. The meeting was adjourned at 9:45 a.m.

Respectfully submitted,

Peggy Sampson