

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: October 23, 2025

To: John Condino, Chair
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

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The Deferiet Redevelopment Corporation will hold its board meeting on **Thursday, November 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=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09>

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

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BOARD MEETING AGENDA

Thursday, November 6, 2025 – 9:00 a.m.

- I. Call to Order**
- II. Minutes**
 - **March 6, 2025**
 - **May 1, 2025**
 - **October 10, 2025**
- III. Committee Reports**
- IV. Unfinished Business**
 - a) Deferiet update**
- V. New Business**
- VI. Adjournment**

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

EDR/ATF

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

Present: John Condino, David Converse, Lisa L'Huillier, Robert Aiken, William Johnson
Zoom: Joseph Cook, Paul Smith

Excused: None

Absent: None

Also Present: Marshall Weir, Jay Matteson, Lyle Eaton, Peggy Sampson, Robin Stephenson, Ryan Piche (Jefferson County Administrator)

Zoom: Sarah Bullock (Town of Wilna), Jen Voss (Dept. of State), and Susan Caruvana and Lisa Nagle (EDR Consultants), Justin Miller, Esq. (Harris Beach), and Craig Fox (Watertown Daily Times)

I. Call to Order: Chairman Condino called the meeting to order at 9:44 a.m.

Mr. Weir introduced the attendees who joined via Zoom.

II. Minutes: Minutes of the meeting held on February 6, 2025 were presented.

Mr. Condino said there was a discussion at the last meeting about creating a non-voting member of the board of directors and asked Attorney Miller if anything had been done with that. Attorney Miller said nothing has been done formally, but if there is a desire for the board it can be established in the bylaws. Mr. Condino said the minutes reflect that making a bylaw amendment was a bit onerous and we could do it simply by making a resolution between the JCIDA and the DRC. Attorney Miller said the board of directors has the right to amend their bylaws and the IDA as the member can supersede that if they decide to do so. He said that if we want to tweak the bylaws, he can provide the red-line version to get on the agenda to adopt. Mr. Weir said that he would like to continue to work with Mayor Cook to identify the appropriate person and then revisit it.

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

III. Committee Reports: None.

IV. Unfinished Business: None.

V. New Business:

- 1. Brownfield Opportunity Area (BOA) update** – Sarah Bullock, Community Development Coordinator for the Town of Wilna, said she wanted to talk with the board today regarding the BOA study that is being done in Deferiet. She said in 2023 the Town of Wilna and the Village of Deferiet received a joint grant from the Department of State for a brownfield opportunity area nominating study. The focus of it is to study the area and come up with ideas for reuse and a pathway forward for redevelopment for the community. The boundary map is the entirety of the Village of Deferiet and does extend outside the village because there is former mill property that extends outside of the village. Altogether the study is 627 acres and approximately 200 of those acres are the former mill properties. She said it is important to keep in mind the definition of a brownfield according to the Department of State – a brownfield is any property that is vacant, is abandoned, underutilized, and potentially environmentally contaminated. She said it also includes the former gas station along Route 3 in Deferiet and includes some of the green space that is owned by the village that is being underutilized at this time or could be used for purposes. The study is not specific to the mill property, it is a village redevelopment study. She said that right now, the BOA plan is a project for the Town and Village, but what is going to matter comes later. It is her understanding that once the Restore NY project is completed by Jefferson County, then the property will be turned over to the DRC at which time it will be this group's responsibility to continue to seek cleanup and redevelopment of the site. BOA helps to identify the steps that need to be taken in order to do that. She said it is fantastic having worked with Lisa at EDR. She said this is going to be a partnership with the Town, County, Village, and economic development.

Ms. Bullock said she wanted to talk about the process over the last couple of years. Over the last two years, they have had a small steering committee that has included representation from the Village Board, Village residents, the Town, Tug Hill Commission, Jefferson County, Marshall, and a business owner from the area. She said the committee has been tasked and EDR has led the way in identifying existing conditions, what the community already has, what is lacking, and what needs to be improved. They surveyed the community, which resulted in a small number of responses, but from that they have identified sites for redevelopment and ideas for reuse. EDR is preparing the nomination study and then will be turned over to the community for review. The whole goal of the process is to get the designation which comes from the Secretary of State on whether or not the Deferiet BOA will be a designated BOA. With the designation it opens the door to further funding for Phase II site assessments, for environmental remediation, for brownfield tax credits, and for extra points on a consolidated funding application.

Lisa Nagle, EDR consultant, gave kudos to Jefferson County for establishing the DRC. She said they will continue to work with Marshall since he's on the steering committee because the DRC will be the driver. She said the village is small, but the mayor has been involved, and they have been trying to impress upon the steering committee to get the land redeveloped. She said the village and town are on the committee but noted that the village is very challenged with capacity since there are only approximately 300 people in the village.

BOA update continued –

Mr. Aiken asked if they hope to have conceptual projects when the planning process is done and if the deliverable is to have cost estimates for those to start applying for grants. Ms. Nagle said not quite that far; they will have a conceptual framework plan for redevelopment on what can go where. One of their sub-consultants on their team is an economist real estate expert, and he did a study of the area to determine what likely could work from an economic standpoint in terms of redevelopment ideas. She said they then take the information and use it for forward planning for placing things on land, and that's as far as BOA takes it, but once the BOA plan is fully nominated/designated, you are in the 'BOA club' and you can go back for implementation dollars specific to the BOA program to advance any of these things. It is funded each year, and there is an application process, but you are competing against a smaller group because there are not that many designated BOA's in the state.

Chairman Condino asked Ms. Nagle what the estimated timeline is to get the nomination to be admitted to the 'BOA club'. Ms. Nagle said they are aiming for this year but indicated that it could go into 2026. She said the village and the town, as the municipalities, will always have to be the applicant.

Mr. Piche asked what the scope of the BOA plan is and asked if it is published online. Ms. Bullock said there is a website (www.deferietboa.com) to find some preliminary information. Mr. Piche asked if the initial plan includes a proforma of redevelopment opportunities and market study for the mill site. Ms. Nagle said the latter, not the proforma part, but a market study. Ms. Nagle said if this format works for the DRC, they'd be happy to make another presentation to go through the market study and the recommendations so the board can see it. Mr. Weir said yes. Chairman Condino said it would be a great next step to understand where this is going.

Mr. Piche said he would like to attend any public input sessions. Ms. Nagle said they have held one so far and are in the process of scheduling a second session to share the recommendations. Chairman Condino said it would be helpful for the DRC and the County to be informed of the meeting schedules.

Mr. Piche asked if the DRC has a budget. Chairman Condino said not currently. Mr. Piche said they may think about County funding or some other source. He said by using the market study proforma for the site, we can get budget numbers about what redevelopment will look like and give some revenue projections, because it is an important piece of the puzzle. He said if the BOA puts in the marketing data, we can extrapolate from that (some of the reuse data). Ms. Nagle said that is a great first step. She said in the market study they are thinking through how to generate revenue for the DRC, and they have some ideas. She said it will be good to present to this board the recommendations, the market study, and the physical plan before they go to the public. Mr. Weir will take the lead in scheduling the presentation.

Other – Mr. Weir said that he will reach out to Mayor Cook on any potential additions to the board. Mayor Cook said they are trying to reach out to people to get some help.

Chairman Condino thanked everyone for their participation.

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

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- VI. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Aiken, seconded by Mr. Johnson. All in favor. The meeting was adjourned at 10:11 a.m.

Respectfully submitted,

Peggy Sampson

**Deferiet Redevelopment Corporation
Appointed Directors Board Meeting Minutes
May 1, 2025**

DRAFT

The Appointed Directors of the Deferiet Redevelopment Corporation held their board meeting on Thursday, May 1, 2025 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Lisa L'Huillier, Robert Aiken, William Johnson
Zoom: John Condino

Excused: Paul Smith, David Converse

Absent: Joseph Cook

Also Present: Marshall Weir, Jay Matteson, Peggy Sampson, Robin Stephenson
Zoom: Sarah Bullock (Town of Wilna), Susan Caruvana and Lisa Nagle (EDR Consultants), Todd Poole (4Ward Planning)

- I. Call to Order:** Mr. Weir called the meeting to order at 9:26 a.m.

Mr. Weir introduced the attendees who joined via Zoom.
- II. Minutes:** Minutes of the meeting held on March 6, 2025 were not voted on.
- III. Committee Reports:** None.
- IV. Unfinished Business:**
 - 1. Brownfield Opportunity Area (BOA) update** – Sarah Bullock made introductions. She said she is from the Town of Wilna, Lisa Nagle and Susan Caruvana are from EDR, the consultants that were selected through the process for BOA funding to do a nomination study, and Todd Poole from 4Ward Planning, who is a subcontractor working with EDR to do the market strategies.

Lisa Nagle shared some PowerPoint presentation slides and provided a project status update. She said they have had steering committee meetings, a tour, and said there will be one more public workshop, which will probably be a virtual survey this summer. The final nomination and application designation will occur in early Fall 2025. One slide was for the framework plan, which includes environmental conditions, physical conditions, planning issues, and economic issues, and another slide shared the vision and goals for each framework plan. She said Todd has been part of the team doing some analysis, and he will share his presentation. She said they are setting the framework for BOA so we can get additional dollars in the future.

Todd Poole said his role was to perform a market analysis and then, ultimately, based on findings from the market analysis, show market opportunities that the community might take advantage of, depending on what their interest is for land use. He said they started out by becoming familiar with the area, which they were able to walk last year. They looked at different geographies for the market analysis for comparison purposes.

Susan Caruvana joined the meeting at 9:35 a.m.

BOA update continued –

Key Findings

Socio-Economic Trends Analysis:

Relatively young regional population in the primary market area – He said this is being influenced by Fort Drum.

High entertainment and recreation spending levels in the state - He said that because of the recreational nature, they identified that there is high entertainment and recreation spending levels. He said people want to spend money on experiences rather than on things.

Affordable rental housing appealing to cost-burdened households – He said, like everywhere else in the country, affordable housing is a challenge, but there is opportunity in land. He said building of smaller housing would be well received in this area.

Residential Real Estate:

Shortage of small housing units, relative to household size – He said there is a seasonal housing demand.

Demand for between 18 to 365 units by 2032 - He said this is the North Country, so outdoor recreation is a thing.

Non-Residential Real Estate:

Outdoor recreation market in the North Country region – He said that some of the opportunities they identified and did research involved looking at the development of glamping facilities and meeting the needs of ecotourism.

Agriculture and food production is a targeted sector in the county – He said that they looked at agriculture and food production, more particularly, aquaponics, as well as hydroponics.

Logistics/warehousing uses in demand along I-81 corridor – He said that they looked at logistics/warehouse uses, unfortunately, given the location of the site, it is not a light industrial warehousing location too far off the beaten path, so that was ruled out.

Competitive Inventory:

Glamping (luxury camping) businesses in NYS – He said there are more folks discovering it and more small businesses catering to it, and we have the property to do it. He said to keep in mind it is seasonal, but could be a good revenue generator.

Tiny Home rental communities in the state (300 to 400 square feet) – He said this phenomenon has also been growing and has a strong following, and could be used seasonally. He said there are developers that have built tiny house villages (15 to 20) because they are not overwhelming in size, and they don't need to connect to a public water/sewer system and can be stationary or portable.

BOA update continued –

Aquaponic Fish Farms & Greenhouses – He said that they talked about what could be produced and where it could be sold. He highlighted the competitive areas where it is currently taking place, which are pretty far away.

He provided a matrix identifying what the opportunities are for a Tiny Home Community, Glamping Business & Facility, and Aquaponic Fish Farm & Aquaponic Greenhouse for market opportunity, competitive supply, and what we think can be captured locally. He said these are not the only opportunities to do something with the grounds, but they feel they are compelling and also would be complementary to what is currently at Deferiet, without overwhelming the community.

Ms. Nagle said all of the information that Todd shared will be in the report as an appendix but will also be summarized in the body of the document. She shared an implementation matrix they put together. It covers the description of the next steps, who the project champion is, potential partners, and funding. She said they went through it in detail with the committee. She highlighted what they think the DRC can be doing (i.e. continue to partner with EPA, establish funding mechanisms for remediation funding, continue to partner with NYS DOS, etc.)

Ms. L'Huillier left the meeting at 9:48 a.m.

Ms. Nagle highlighted other areas, such as establishing an inter-agency working group and implementing the 2023 Restore NY grant. She asked if we are working with DANC on that grant. Mr. Weir said DANC is the applicant. He said our day-to-day with them is minimal until the site has been remediated. He said he received an update from Jacob Jacques recently that everything is going smoothly and expects the remediation to be completed by Fall.

Ms. Nagle said that once there is a clearer picture of what buildings are staying, remaining or remediation, the DRC can do a hyper-focused reuse plan for those lands, and she said that is something the DOS could fund in that next step (the village/town would have to be the applicant). Two other areas of the matrix that were highlighted were to partner with federal, state, and local agencies to educate the public and potential developers about different funding incentives, and prepare a market feasibility study to become an outdoor recreation and tourism destination.

She said that she added a recommendation to do a dissolution study for the village and the town, which is also fundable from the DOS.

BOA update continued –

DRC Next Steps

1. Prepare Business Plan and Budget
2. Hire PT Staff (or use JCLDC staff)
3. Seek BOA Implementation Grant for Detailed DRC-owned Master Plan (Village or Town must be the applicant)
4. Prepare a targeted Market Feasibility Study/Reuse Plan/Fiscal Impact Analysis for DRC-owned lands
 - a. Begin with identified opportunities in BOA Nomination Study and General Framework Plan
 - b. Consider integrating Brownfield Tax Credits, Historic Tax Credits, and Housing Tax Credits in Market Study
5. Establish Ground Lease Program to generate revenue
6. Establish Inter-Agency Working Group and schedule 2-4 meetings per year
7. Obtain EPA Assessment Funding

Ongoing – coordinate with DANC on implementing the Restore NY grant.

She said these were the immediate next steps they saw for the DRC, and then thinking about how to resource it (i.e. money for staffing to do these plans, the ground lease, and getting grants)

Todd left the meeting at 9:56 a.m.

Ms. Nagle shared some images of the study area. The land ownership map shows the DRC-owned lands, privately owned lands, and lands identified by Barton & Loguidice as restrictive and potential environmental conditions. She said they were playing around with trails. They were looking at village owned properties in terms of reuse and the baseball field and the gateway over by the current park. They were looking at areas where glamping, destination RV's or tiny homes could happen. She said they talked about a Microgrid potentially for energy. She said that she is hopeful that this gives a good direction where the actual improvement could potentially take place, but an environmental investigation will still have to be done.

Mr. Aiken asked how community participation has been up to this point. Ms. Nagle showed a slide for next steps:

- EDR to facilitate a Public Workshop or Virtual Study to gather feedback on BOA recommendations (Summer 2025)
- Finalize draft BOA nomination and share with BOA Steering Committee for review (Summer 2025)
- Submit Draft BOA Nomination for Village of Deferiet, Town of Wilna, and NYS DOS review (Summer 2025)
- Town Board to adopt BOA Nomination and submit to the NYS Secretary of State (Fall 2025)
- SEQR (Fall 2025)
- Designation by NYS Secretary of State (2026)
- Apply for implementation funding via NYS Consolidated Funding Application (Summer 2026)

**Deferiet Redevelopment Corporation
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May 1, 2025**

BOA update continued –

Ms. Nagle said the community participation thus far has been very lackluster and indicated that Ms. Bullock actually went door to door with the last survey. She said they are open to recommendations. Ms. Bullock said it has been a struggle. She said the committee started off very strong and had some participation from the community (the mayor, a trustee and a couple of residents), but as time went on, participation continued to decrease. She said the community was aware of it initially. She said it would be good if there were a way to partner with a community activity. She said the most engagement they had was when she attended an ice cream social to tell them about the project and get their feedback. She said it should be done again, whether it be a chicken BBQ or an ice cream social. She believes a good opportunity would be the community picnic they have in June or July.

Mr. Aiken asked if they have good marketing material for those types of events. She said yes, they have the BOA website and used a lot of those materials. Ms. Nagle said that she will send the implementation matrix to the DRC group to get feedback. Mr. Weir said that he will share it and get feedback. Ms. Bullock said that she reports on the progress to the Town of Wilna every month. She said the DRC group is going to be pivotal to what happens with the site going forward, once the demolition is finalized and the Restore NY project is finished. Ms. Bullock said it is a small community and it's hard to get an engaged group to sit down and buy-in and noted that it's not the same community – Deferiet used to be all families, people who knew each other and were all related to the Mill, and that is not the case anymore. She said it's a somewhat transient community because there are a lot of Fort Drum soldiers who come in for a couple of years, and they don't have the buy-in to the community that others might, so getting engagement is difficult. Mr. Aiken asked if anyone from the base is on the committee. Ms. Bullock said no. Ms. Nagle said they do have a gentleman from Tug Hill who is retired military. Ms. Bullock said that he is also working to update the comprehensive plan for the Town of Wilna and the Villages of Deferiet and Carthage. Ms. Nagle said that he and the planning director at Tug Hill have rewritten the village's zoning ordinance because all of the plans were showing industrial. She said if the village adopts it, the zoning will be changed and in place for the DRC to move forward with these properties.

Mr. Weir said that if he hears anything about the remediation process from DANC, he will report. Ms. Nagle said the plan can be updated when the post office is officially gone or if anything else changes.

V. New Business: None.

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

Respectfully submitted,
Peggy Sampson

Offer PO property to Neighbor?

Would village be interested in selling PO property?

Map of who owns what of village development sites..

Next Steps?

BOA, Redevelopment plan, potential changes

Alert EDA of the situation at the RESTORE grant site

Brookfield

Summary

Asbestos Challenges in Redevelopment Project

The meeting focused on discussing challenges with a site's redevelopment, particularly concerning the presence of ACM (asbestos-containing material) that was underestimated during initial assessments. The project's current contract value is around \$7-8 million, with additional funds needed to complete the work. The group acknowledged that plans will likely need to be significantly revised from previous concepts, and they are working with consultants on a Brownfield Opportunity Area plan.

Contaminated Site Cleanup Project Update

The meeting discussed the \$10.2 million project, which included \$8.5 million in restore funds, \$300,000 from National Grid, and \$650,000 from ARPA funds, with an additional \$750,000 from the county. The project aims to remove contamination from the site and grade it, though the actual costs exceeded initial estimates due to tonnage miscalculations. The group acknowledged that the site's future development plans may need to be re-evaluated, and they discussed the need for site security and ongoing costs after the transfer of ownership. The tax-exempt status of the organization and its impact on revenue was also mentioned, though the specifics were unclear.

Village Property Financial Challenges

The meeting focused on financial and operational challenges related to a village property, including lost revenue from disconnected utilities and potential tax issues. Participants discussed the need for maintenance, such as mowing the grass, and explored options for repurposing funds or seeking grants for site improvements. They also considered selling the old post office to a neighbor at a reasonable price to generate revenue and reduce liability. The group acknowledged ongoing challenges with site contamination and development restrictions, emphasizing the need for further investigation and potential EPA involvement.

Village Budget and Redevelopment Planning

The group discussed the village budget, which was larger than expected at 1.25 million, and reviewed tax revenue from three properties including the mill site, post office, and treatment plant. They acknowledged the need to restart discussions with consultants about the redevelopment plan, with a focus on potentially carving out 5-acre developable sites. The group also discussed the need for better mapping of property boundaries and the condition of existing fencing, which will require maintenance and possibly replacement. They agreed to schedule their next meeting after the upcoming IDA board meeting, and to reach out to Brookfield for representation in future discussions.

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(315) 782-5865

2025 Board Attendance

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Aiken, Robert	E	P	P	No Mtg.	P	No Mtg.	No Mtg.	No Mtg.		E		
Condino, John	P	P	P	No Mtg.	P	No Mtg.	No Mtg.	No Mtg.		P		
Converse, David	P	P	P	No Mtg.	E	No Mtg.	No Mtg.	No Mtg.		P		
Cook, Joseph	E	E	P	No Mtg.	A	No Mtg.	No Mtg.	No Mtg.		E		
Johnson, William	P	P	P	No Mtg.	P	No Mtg.	No Mtg.	No Mtg.		E		
L'Huillier, Lisa	P	P	P	No Mtg.	P	No Mtg.	No Mtg.	No Mtg.		P		
Smith, Paul	A	E	P	No Mtg.	E	No Mtg.	No Mtg.	No Mtg.		P		
Totals:	4	5	7	-	4	-	-	-		4		
- Present												
- Excused												
A - Absent												