

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
January 6, 2026**

Present: John Condino, Chair; Rob Aiken, Paul Warneck

Absent: Rob Aliasso, Lisa L’Huillier, Greg Gardner, David Converse

Also Present: Marshall Weir, Jay Matteson, Robin Stephenson, Peggy Sampson, Mike Lundy

- I. Call to Order:** Chair Condino called the meeting to order at 8:30 a.m.
- II. Pledge of Allegiance**
- III. Building Review**
 - 1. Lot 11 Corporate Park** – Mike Lundy, Lot 11 Owner/Developer, said he is planning to build a 20,000 square foot spec building on Lot 11 in the Jefferson County Corporate Park from material from the Bomax building that he purchased several years ago. The overall master site plan shows room for future additions if necessary. He said he has built several spec buildings within the county (i.e. Roth Industries, a medical office building, etc.).

Mr. Lundy said the building will be three tiers high, will meet the new snowload requirement, and will have a new skin and new roof. He said the parking will be behind the building and in the corner because of the covenant. He said the Town of Watertown Planning Board asked to dress up the front of the building, which he said he will do. He indicated that he would need to go back to the Planning Board for approval for final use of the building. He said that he is open to leasing or selling the spec building.

A motion was made by Mr. Warneck to recommend building review approval by the full board of directors according to C-103 as presented, seconded by Mr. Aiken. All in favor.

Other –

 1. Lot 3 Corporate Park – Mr. Lundy said it would be ideal to make Lot 3 shovel ready while the construction crew is mobilized for the completion of Lot 2 and for Lot 11. Mr. Weir said he will discuss options with board members.
- IV. Adjournment:** With no further business before the committee, Mr. Warneck made a motion to adjourn the meeting, seconded by Mr. Aiken. The meeting was adjourned at 8:57 a.m.

Respectfully submitted,
Peggy Sampson