

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
February 2, 2026**

Present: John Condino, Chair; Rob Aiken, David Converse
Zoom: Rob Aliasso, Dr. Gregory Gardner

Absent: Paul Warneck, Lisa L'Huillier

Also Present: Marshall Weir, Jay Matteson, Robin Stephenson
Zoom: Justin Miller, Esq.

I. Call to Order: Chair Condino called the meeting to order at 9:00 a.m.

II. Slip Ramp Design (Jefferson County Corporate Park Entrance) related to the Onondaga Turning Lane Easement approved 9/4/25 – Mr. Weir said that while working with DOT, there was a slight change of the footprint for the slip ramp as well as the angle for which the slip ramp is going into Mr. Simao's property. He said it is really about the angle with which the cars are approaching to prevent people from cutting across two lanes of traffic, so people going towards the city will not be able to take a left turn into the slip ramp.

Chairman Condino asked Attorney Miller if the easement has already been filed. Attorney Miller said it has not even been drafted. He said the board adopted a resolution several months ago to get all of the authority in place with our own SEQR review on it to draft it, execute it, and record it subject to Mr. Simao picking up the costs but noted that he hasn't heard from him since and now we have a new layout, so theoretically we can amend that resolution and agree to the new design.

Mr. Converse said he still has a question about what the plans are for the \$50,000 easement we paid Mr. Simao for the corporate park sign. Mr. Weir said Mr. Simao is aware that nothing goes on there - it's going to be green grass.

A motion was made by Mr. Aiken to move the updated design to the full board of directors for consideration, seconded by Mr. Converse. All in favor.

III. Other –

1. National Grid Easement – Mr. Weir said National Grid is requesting an easement for a parcel and will pay us approximately \$1,300 for it. He said his only concern is that whatever they pay for must cover legal costs. Chairman Condino said it is an easement for temporary road access. Attorney Miller pointed out that the easement did not have any restoration, indemnification, and insurance in it and indicated that we should have a sense of what it is for. Mr. Weir believes it is attached to upgrades at the substation and will gather more information before the next committee meeting.

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- 2. WICLDC PILOT Application** – Attorney Miller said WICLDC delivered an application the last week of December for a PILOT extension. Mr. Weir said he and Attorney Miller were going back and forth on whether a PILOT extension is needed.

Mr. Weir said as it stands right now it is approximately a \$6,000 difference. He said the one thing that concerns him is that the PILOT is set up on an occupancy piece and while it is full now it could change if there is a significant loss of tenants which would result in more significant savings to go with the PILOT. He feels like the WICLDC Board is looking at it as a concern for the future and the potential for vacancies.

Chairman Condino asked if this will be a renewal of an existing PILOT. Mr. Weir said yes and indicated that it would be a third renewal. Chairman Condino asked if we would be renewing it as in-kind. Attorney Miller said the renewal would keep the same level of formula which breaks down the kinds of space for utilization and then measures the amount of square feet occupied. He said the whole building has an assessed value of \$1,400,000 and with a \$28-\$29 MIL rate, full takes are around \$39,000. He said WICLDC paid around \$32,000 based on the formula with a savings of around \$7,000 per year (18%-19% discount). He said it is not a huge discount, but said it is a stabilization tool to protect them from vacancy and occupancy issues if there is a dip. He said if they have a vacancy issue, they could go to the assessor. He said that he doesn't anticipate needing a public hearing because it would be between \$70,000 - \$80,000 in savings which is lower than the \$100,000 threshold. He said that it will give us time to talk with WICLDC Board and be ready for the March 5th board meeting. Mr. Weir said that he will touch base with WICLDC and continue the dialogue with them.

- IV. Adjournment:** With no further business before the committee, Mr. Aiken made a motion to adjourn the meeting, seconded by Mr. Converse. The meeting was adjourned at 9:13 a.m.

Respectfully submitted,
Peggy Sampson