

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
February 25, 2026**

Present: John Condino, Chair; Rob Aiken, David Converse, Paul Warneck
Zoom: Rob Aliasso, Lisa L’Huillier

Absent: Dr. Gregory Gardner

Also Present: Marshall Weir, Jay Matteson, Robin Stephenson, Dorena Kimball, Neil Habig, Stephanie Gates (Coates Field Service), Logan Eddy (National Grid)
Zoom: Justin Miller, Esq., Matt Siver, Eric Ridley, Abby McNally, KC Bennett

- I. Call to Order:** Chair Condino called the meeting to order at 8:00 a.m.
- II. Pledge of Allegiance**
- III. Jefferson County Corporate Park – (National Grid) Niagara Mohawk Power Corporation Temporary Access Road Easement Request –**

Logan Eddy said National Grid is upgrading transmission facilities across upstate NY and this is one of those projects that they are gaining an easement expansion for.

Stephanie Gates said they are asking for just a temporary access agreement; access to get to the line. She said the agreement is for a 40’ width and they may have to do some clearing and will put it back to the state it is in now or better. She said there is a small compensation for a 60-month period but indicated that it will not be on the parcel for 60 months because they are doing the project in sections but using the access for fixing the line.

Mr. Aiken asked if they anticipate equipment, cranes, anything going through to work on the lines. Ms. Gates said there will be heavy trucks going in and out. She said it won’t be blocked and there will not be any storage or equipment on the road.

Chairman Condino said the committee has a concern to make sure the IDA’s legal costs are covered. Attorney Miller said the IDA can review the request and approve it and process it in a normal course. He asked the status of local review because our approval follows that process. Mr. Eddy said he believes the local permitting is done and he will verify it.

Ms. Gates said there will be a sign for ‘Construction Entrance’ but the road can be used. Chairman Condino asked about the timeline. Ms. Gates said clearing will start in March and construction is set to start between March and April of this year.

Mr. Aiken asked how many construction workers will be on site and asked where they will park. Ms. Gates said she does not have the number of workers with her but indicated that they have lay down yards throughout the project outside of the park.

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Mr. Eddy said clearing is not contingent upon this easement because they have access to other areas to start this project.

Mr. Matteson asked if they will run into concerns with the Department of Fish and Wildlife and DEC with the bat habitat. Mr. Eddy said their environmental folks are in close coordination with all of the regulating agencies.

Attorney Miller said in addition to coming up with an appropriate license fee at the board's discretion, the cost of the IDA will be indemnified and paid which means the IDA's legal fees will be paid before signing anything. He said he will prepare a resolution for the board to consider that will include the finalized form of easement attached to it. He said the IDA needs to satisfy SEQR and make sure the records have regulatory approvals. The legal review will include indemnities and insurance in place in favor of the IDA for any accidents or liabilities that occur up to five years. He said it could appear on the April agenda considering the amount of work that needs to be done to get everything finalized.

A motion was made by Mr. Warneck to table the request and schedule another Building and Grounds committee meeting in March to review the final documents before board consideration in April, seconded by Mr. Aiken. All in favor.

IV. Other – None.

V. Adjournment: With no further business before the committee, Mr. Aliasso made a motion to adjourn the meeting, seconded by Mr. Converse. The meeting was adjourned at 8:16 a.m.

Respectfully submitted,
Peggy Sampson