

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone 315-782-5865 / 800-553-4111
Fax 315-782-7915
www.jcida.com

TO: **JCIDA Building and Grounds Ad Hoc Committee**
John Condino, Chair
David Converse
Lisa L'Huillier
Dr. Gregory A. Gardner
Rob Aiken
Paul Warneck
Robert E. Aliasso, Jr.

FROM: Marshall Weir, CEO

DATE: February 17, 2026

SUBJECT: **JCIDA Building and Grounds Ad Hoc Committee Meeting**

A JCIDA Building and Grounds Committee meeting has been scheduled for **Wednesday, February 25, 2026 at 8:00 a.m.**

The live stream link is available at www.jcida.com.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Thank you.

pss

c: Jay Matteson
Dorena Kimball
Robin Stephenson
W. Edward Walldroff
Hon. William Johnson
Dr. Dawn Robinson
Charles Capone
Justin Miller, Esq.
Media

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

www.jcida.com

JCIDA BUILDING AND GROUNDS AD HOC COMMITTEE

Wednesday, February 25, 2026

8:00 a.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Other/Unfinished business**
 - 1. Jefferson County Corporate Park –**
 - i. (National Grid) Niagara Mohawk Power Corporation Temporary Access Road Easement Request**
- IV. Adjournment**

TEMPORARY ACCESS ROAD PAYMENT SCHEDULE

Tax Map Parcel Number(s):	County:	Parcel Number(s):	Project Name:
73.20-1-12	Jefferson	CFFN-221.000	CLCPA - CFFN

GRANTOR:	Jefferson County Industrial Development Agency
ADDRESS:	800 Starbuck Avenue, Suite 800, Watertown, New York 13601-1641

NIAGARA MOHAWK POWER CORPORATION, (Grantee) hereby offers the consideration itemized below for the Temporary Access Road Easement (the "Temporary Access Road") dated _____, 20____. The consideration for the Temporary Access Road Easement is payable by Grantee within ninety (90) days after receipt of the Temporary Access Road Easement is signed by Grantor and accepted by Grantee.

Unless notified in writing to the address specified in the Temporary Access Road Easement, all payments will be issued to the above-listed address.

ACCESS ROAD LENGTH	PURCHASE PRICE
690 feet	\$1,380.00
Total Access Road Purchase Price: \$1,380.00	

Signed on _____, 20____

GRANTOR: Jefferson County Industrial Development Agency

Signature

Printed Name

Title

Attach Required W-9

Office Use Only:		
PURCHASE ORDER	JOB NO.	CFS PARCEL NO.
90000244060	24-088	CFFN-221.000

TEMPORARY ACCESS ROAD EASEMENT

THIS TEMPORARY ACCESS ROAD EASEMENT ("Easement") made this ____ day of _____, 20__, by **JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit Corporation, having an address at 800 Starbuck Avenue, Suite 800, Watertown, New York 13601-1641, (hereinafter called "Grantor" whether one or more) and **NIAGARA MOHAWK POWER CORPORATION**, a New York Corporation with its principal office and place of business at 300 Erie Boulevard West, Syracuse, New York, 13202, (hereinafter referred to as "Grantee").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, Grantor does hereby grant, bargain, sell, convey and deliver unto Grantee, its successors and assigns, a temporary right of way and easement, being forty feet (40') wide, as approximately shown on Exhibit "A", attached hereto and made a part hereof, locate, survey, construct, maintain, repair, replace, use and remove a temporary access road (the "Temporary Access Road") to permit the unobstructed passage of persons, vehicles, equipment and/or machinery over and through the hereinafter described land located within the following property in over and through the hereinafter described land located within the following property in Town of Watertown, County of Jefferson, and State of New York described as follows:

The "Real Property" is defined as: ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Watertown, County of Jefferson, State of New York, known as County Route 196, conveyed to Grantor and further described in that certain deed dated April 27, 1976, and recorded with the Jefferson County Clerk's office in Liber 872 of Deeds at Page 400, and further identified as Tax Map Parcel No. 73.20-1-12.

Grantor reserves the right to use the Temporary Access Road area for Grantor's purposes, provided such use does not conflict with the terms and conditions of this Easement or otherwise hinder, conflict, or interfere with Grantee's rights hereunder, and further provided that Grantor shall repair any damage arising out of Grantor's use of the Temporary Access Road. Grantor shall not construct (or permit the construction of) any temporary or permanent improvements upon or across the Temporary Access Road area.

The consideration received for the Easement includes payment for reasonable anticipated damages caused by the use of the Temporary Access Road.

In addition to the purposes set forth above, the rights granted under this Easement shall belong to the Grantee and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of establishing, laying, constructing, reconstructing, installing, realigning, modifying, replacing, improving, altering, substituting, operating, maintaining, accessing, surveying, and inspecting the Temporary Access Road.

Grantee's use of the Temporary Access Road shall be for a period (the "Term") commencing on the date upon which Grantor executes this Easement ("Execution Date") and terminating on the earlier of (i) the date upon which Grantee completes its work and has no further

use for the Temporary Access Road, or (ii) the date that is sixty (60) months from the date of construction commencement.

Grantee shall have the right to clear and keep the Temporary Access Road cleared of all trees, brush, undergrowth, buildings, structures, improvements or other obstructions, though Grantee has no obligation to do so, and Grantee shall not be liable for damages caused by keeping the Temporary Access Road clear of such trees, brush, undergrowth, buildings, structures, improvements or other obstructions in the exercise of its rights hereunder. Except for damages arising from the foregoing and excluding reasonable anticipated damages for which consideration has already been paid, Grantee shall repair any and all extraordinary damage done to the Temporary Access Road caused by the exercise of any rights granted hereby. Further, Grantee shall restore the Temporary Access Road and adjacent surface area disturbed during Grantee's use, as much as is reasonably practicable, to substantially the same condition that existed immediately preceding Grantee's use of the Temporary Access Road.

Grantee understands that Grantor has not inspected the condition of the Temporary Access Road and surrounding properties. Grantee's right to enter the property and utilize the road is on an "AS IS" basis and at the sole risk of Grantee with respect to the condition of the Property and the Temporary Access Road in its current condition, with all defects, if any.

Grantee may freely assign the rights hereby granted, either in whole or in part. This Easement and all of its terms, provisions and obligations therein shall be covenants running with the land affected thereby and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns.

This Easement may be executed in several counterparts, each of which shall be an original of this Easement but all of which, taken together, shall constitute one and the same Easement and be binding upon the parties who executed any counterpart, regardless of whether it is executed by all parties named herein. Jefferson County Industrial Development Agency,

This Easement constitutes the entire agreement and supersedes any and all prior oral understandings and/or agreements, if any, concerning the subject of this Easement. Grantor confirms and agrees that Grantor has been made no promise or agreement by Grantee or any agent of Grantee (which is not expressed or referenced specifically within the Easement) in executing this Easement, that Grantor is not relying upon any statement or representation of Grantee or any agent of Grantee and that Grantor's execution of this Easement is free and voluntary; this Easement may not be modified or amended except on or after the date hereof by a writing signed by the party against whom said modification or amendment is to be enforced and no party shall be liable or bound to any other party in any manner except as specifically set forth herein.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, with intent to be legally bound hereby, Grantor has executed, under seal, this instrument this _____ day of _____, 20__.

GRANTOR: Jefferson County Industrial Development Agency, a public benefit Corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

COUNTY OF _____) SS.:

On the _____ day of _____, 20__, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he/she resides in _____, _____ that he/she is the _____ of Jefferson County Industrial Development Agency, a public benefit Corporation, the company described in and which executed the above instrument; and that he/she signed his name thereto by authority of the company.

Notary Public

GRANTEE: NIAGARA MOHAWK POWER CORPORATION

By: _____

Name: James M. Zuccolotto

Title: Authorized Representative

STATE OF NEW YORK)




COUNTY OF ONONDAGA) SS.:

On the _____ day of _____ in the year 20____, before me personally came **James M. Zuccolotto**, to me known, who, being by me duly sworn, did depose and say that he resides at 300 Erie Boulevard West, Syracuse, New York, that he is the (president or other officer or director or attorney in fact duly appointed) of the **Niagara Mohawk Power Corporation**, the corporation described in and which executed the above instrument; and that he signed his name thereto by authority of the board of directors of said corporation.

Notary Public

EXHIBIT A

Survey Sketch

State:	New York	Exhibit A			
County:	Jefferson				Map Production Date: 12/4/2025
Municipality:	Watertown	<u>Now or Formerly:</u>			
Tax Parcel No:	73.20-1-12	Jefferson County Industrial			
Vesting Deed:	Liber 872 at Page 400	Development Agency			
Access Length/Area:	690 ft / 0.47 ac	This exhibit is not an official survey plat and all acreages should be considered approximate.			
Parcel Number:	CFFN-221.000				
			