

**Jefferson County Industrial Development Agency
Annual Board Meeting Minutes
March 5, 2026**

The Jefferson County Industrial Development Agency held its annual board meeting on Thursday, March 5, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Robert E. Aliasso, Jr., William Johnson, John Condino, Paul Warneck, W. Edward Walldroff, Lisa L'Huillier

Excused: David Converse

Absent: None

Also Present: Billy Soluri, Dr. Dawn Robinson, Rob Aiken, Charles Capone, Lyndi Hill and Laurie Podvin (Bowers & Company), Mark Mason Jr. (7 News)
Zoom: Justin Miller, Esq. (Harris Beach), Craig Fox (Watertown Daily Times)

Staff Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Robin Stephenson

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:35 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on February 5, 2026 were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Warneck. All in favor. Carried.
- IV. Audit Report for 2025 (Bowers & Company CPAs PLLC) –** Lyndi Hill said the audit includes IDA, LDC and FDC. She presented a clean unmodified opinion and reviewed the audit and management letter.

Ms. Hill and Ms. Podvin left the meeting at 8:50 a.m.

- V. Annual Meeting Resolution No. 03.05.2026.01** (including acceptance of Audit and PARIS Reports, Ratification of Mission Statement, Property Disposition, Investment and Procurement Policies, Election of Officers/Board Committee Positions and Appointment of Staff) – A motion was made by Mr. Warneck to approve the resolution, seconded by Ms. L'Huillier. Roll call vote: Mr. Converse – Absent, Mr. Condino – Yea, - Mr. Aliasso – Yea, Mr. Walldroff – Yea, Mr. Warneck – Yea, Mr. Johnson – Yea, Ms. L'Huillier – Yea. Carried.
- VI. Treasurer's Report:** Mr. Warneck reviewed the financials for the period ending February 28, 2026. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Johnson. All in favor. Carried.
- VII. Committee Reports:**
 - a. Alternative Energy Committee –** Mr. Warneck reported that there was a recent meeting with AES for the Sapphire project. He said they were concerned about our PILOT payment schedule versus the state's model. Board members suggested closing the project by April 1st or they will rescind the inducement resolution and require re-application and a new inducement in order to proceed. Mr. Warneck noted that AES owns four out of the five

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Alternative Energy Committee – continued

large-scale proposed solar projects in Jefferson County and noted that three of them are permitted. Attorney Miller said AES was recently bought out by Blackrock.

b. Building and Grounds Committee –

i. National Grid Easement Request

Mr. Condino said the committee reviewed the easement request by National Grid. He said the committee tabled the request while we wait for additional information related to SEQR, adequate coverage of IDA legal expenses, and legal review. The committee will meet again this month.

c. Loan Review Committee – Mr. Aliasso reviewed the minutes.

i. Resolution No. 03.05.2026.02 for The Treehouse Hourly Child Care, LLC –

Mr. Aiken said he noticed a significant drop from 2024 (break-even) to 2025 (\$200,000 loss). Ms. Kimball said they had a change in revenue from the loss of two classrooms from the Watertown City School District. She said they are trying to start a new revenue stream with the special needs sector of healthcare; they received a starting rate and are going through the state budget process to get a higher rate.

Mr. Capone noted that he is the loan officer at Watertown Savings Bank for full disclosure. He said that a year ago, Treehouse started the permitting process for special needs students (the rates are significantly higher for special needs versus the traditional students) and started the new special needs classroom in October 2025. Mr. Aiken asked what happens if they don't get the higher rate. Chairman Aliasso said it will be a bridge loan, and they will have to find other revenue sources.

Mr. Capone said he approached the Watertown Local Development Corporation (WLDC) because it is going down the economic development road because traditional banking will not underwrite it with so many unknown factors. He said it is economic development because of the need that it provides the community, the payroll, keeping staff, and being in our backyard. He said to protect the Agency's interest, we should monitor the expenses going out which should show as payroll expenses.

Mr. Weir said the WLDC approved the full \$180,000. Chairman Aliasso said the WLDC is giving the full ask and went to other economic development agencies to ask for participation; therefore, the actual end user is still being protected through one of the economic development agencies.

Mr. Johnson left the meeting at 9:28 a.m.

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Resolution No. 03.05.2026.02 for The Treehouse Hourly Child Care, LLC – continued

Chairman Aliasso read the resolution. A motion was made by Mr. Walldroff to move the resolution for discussion, seconded by Mr. Condino. All in a favor. Discussion ensued.

Dr. Robinson left the meeting at 9:30 a.m.

Mr. Warneck said we have the money; it is about the risk factor. Mr. Weir said this is to de-risk the WLDC's loan. Ms. Stephenson said the NCA loan review committee meets this afternoon. Mr. Weir said our organizations have supported childcare since COVID and we have gone above and beyond – supporting them with ARPA funds and staff time.

Mr. Walldroff made a motion to accept the resolution with a modification to the amount as \$30,000, seconded by Ms. L'Huillier. All in favor. Carried.

- ii. **Resolution No. 03.05.2026.03 for Authorizing a Modification to Colleen's Cherry Tree Inn, LLC MICRO Loan** – A motion was made by Mr. Condino to move the resolution for discussion, seconded by Mr. Warneck. Discussion ensued. Mr. Capone said he is a loan officer for this project at Watertown Savings Bank. He said they are a seasonal business, and this is a difficult time of year for them plus they are going through a personal employment hardship. He said they plan to open this month while listing the business for sale. The committee recommended collecting the late fees to date and interest only until July 1, 2026. Motion Carried.

- iii. **Project Authorizing Resolution No. 03.05.2026.04 for Watertown Industrial Center LDC 2026 PILOT Extension** – Chairman Aliasso read the purpose of the resolution. Mr. Weir said this is a 10-year PILOT extension going forward in the same manner. He said this facility is an important engine for new growth in Jefferson County.

Mr. Soluri said it is a great community asset. He said there have been a lot of success stories that started at this facility assisted through rent or build outs: Current Applications, Henderson Manufacturing, Structural Associates, On-site Testing, Bell Technologies, Watertown Local Development Corporation, ShredCon, etc.

A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Condino. Roll call vote: Mr. Aliasso – Yea, Mr. Converse -Absent, Mr. Condino – Yea, Mr. Johnson – Absent, Ms. L'Huillier – Yea, Mr. Walldroff – Yea, and Mr. Warneck – Yea. Carried.

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VIII. Unfinished Business:

- 1. Bowers & Company CPAs Independent Accountant's Report for JCIDA Watertown Airport Business Complex Capital Project #AC722 for Empire State Development – Ms. Stephenson** said this report was required by Empire State Development for reimbursement of the grant funds. A motion was made by Mr. Condino to accept the report, seconded by Mr. Walldroff. All in favor. Carried.

IX. New Business:

- 1. Resolution No. 03.05.2026.05 for Authorization to apply for grant funding from Empire State Development for the Jefferson County, NY Airport Corporate Park – Ms. Stephenson** said the resolution authorizes us to apply for a POWER UP grant to bring electricity to the Airport Corporate Park. She indicated that we are waiting for cost information from National Grid and will submit the request within the next month. A motion was made by Mr. Condino to approve the resolution, seconded by Mr. Warneck. All in favor. Carried.

X. Counsel: None.

- XI. Adjournment:** With no further business before the board, a motion to adjourn was made by Ms. L'Huillier, seconded by Mr. Condino. All in favor. The meeting was adjourned at 9:54 a.m.

Respectfully submitted,
Peggy Sampson