

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

The Jefferson County Industrial Development Agency held its board meeting on Thursday, February 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, David Converse

Excused: Lisa L’Huillier

Absent: None

Also Present: Ryan Piche (Jefferson County Administrator)

Zoom: Justin Miller, Esq. (Harris Beach), Dr. Dawn Robinson, Rob Aiken, 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 8:33 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on January 8, 2026 were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Walldroff. All in favor. Carried.
- IV. Treasurer’s Report:** Mr. Warneck reviewed the financials for the period ending January 31, 2026. He said the balance sheet shows the PILOT monies collected and will be paid out. He said Ms. Kimball provided a new spreadsheet to track the late loan balances. He reported that 3 of the 7 MICRO loans are current. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Condino. Discussion ensued.

Mr. Piche and Mr. Aiken joined the meeting at 8:36 a.m.

Chairman Aliasso noted that a lot of the MICRO loans haven’t been paid and wondered if they are responding. Ms. Kimball said she had sent two late loan letters, and no one has reached out to her. Mr. Converse said this has been a brutal winter but said communication is the biggest thing and they have to communicate with us. Mr. Weir said Ms. Kimball will have no problem getting it cleaned up and handle the communication piece.

All in favor. Carried.

V. Committee Reports:

- a. Alternative Energy Committee** – Mr. Warneck said the Hounsfield solar project has submitted their final piece to get their permit in place so hopefully we will close and collect our agency fee in the near future.

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Alternative Energy Committee – continued

State Valuation Model – Mr. Warneck said the state has released the preliminary valuation model but indicated that it is not working well at all. He said if you have battery storage on a system it shows it dramatically reduces its value, so he thinks there are errors in the formulas. He said there is not much more to say until we see the final model.

Mr. Warneck said we were concerned about some of the changes in the law in which they were going to remove incentives, but they did not remove the community credit and there won't be as big an impact on host community agreements.

b. Building and Grounds Committee –

- i. Slip Ramp Design (Jefferson County Corporate Park Entrance) related to the Onondaga Turning Lane Easement approval 9/4/25** – Mr. Condino said the committee reviewed a proposed revision to realign the easement and right of approved by the Agency last fall for the realignment of the slip ramp. He said the committee moved it to the board for consideration. Mr. Condino asked Mr. Weir if he heard from Mr. Simao about covering the IDA's cost. Mr. Weir said yes and acknowledged that Mr. Simao is paying for legal and any costs that we incur.

National Grid Easement Request

Mr. Condino said National Grid submitted a request for an easement for property that we own in the back of the corporate park for a temporary access road. They made an initial offer of approximately \$1,300 but the committee wanted to make sure that at a minimum the IDA's costs including legal costs will be covered. Attorney Miller said we should find out what the underlying need is for. He said we are looking at the amount of consideration to be paid to the IDA potentially for five years, restoration of the roadway and standard insurance and indemnification. Mr. Weir said there will be another discussion at the committee this month.

WICLDC PILOT Extension

Mr. Condino said there has been ongoing discussion for a possible extension of their existing PILOT which is based on occupancy. Mr. Weir said he discussed it with Billy Soluri, the Director of Site Facilities, yesterday. He said the savings on the PILOT are about \$6,000 with a very low vacancy rate, the PILOT fee is approximately \$32,000 and the full taxes is approximately \$38,000. He said because there could be some volatility in the vacancy, their board likes the tax certainty aspect of the PILOT. He said WICLDC is talking with the city to see how it could be handled through the assessment process. He is waiting to hear back from Mr. Soluri and said it should be worked out one way or the other before March.

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Slip Ramp Motion

A motion was made by Mr. Warneck to amend Authorizing Resolution 09.04.2025.01 to replace the Easement exhibit, seconded by Mr. Condino. All other provisions of the Authorizing Resolution are hereby ratified and shall remain in full effect as previously approved. Roll call vote. Mr. Johnson – Yea, Mr. Converse – Yea, Mr. Walldroff – Yea, Mr. Warneck – Yea, Ms. L’Huillier – Absent, Mr. Condino – Yea, and Mr. Aliasso – Yea. Carried.

VI. Unfinished Business: None.

VII. New Business: None.

VIII. Counsel:

1. Executive Session

At 8:56 a.m., Mr. Condino made a motion to enter into executive session to discuss the financial credit history of a particular person or corporations relating to matters of default and delinquent loans, seconded by Mr. Converse. All in favor. Board Members, LDC Board Members (Aiken, Robinson), Mr. Piche, Counsel and Staff remained.

At 9:31 a.m., a motion was made by Mr. Warneck to leave executive session, seconded by Mr. Condino. All in favor. No action was taken.

IX. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Walldroff, seconded by Mr. Converse. All in favor. The meeting was adjourned at 9:31 a.m.

Respectfully submitted,

Peggy Sampson