

**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 –
The Loan Review Committee recommended approval for a \$60,000 RLF for a 10-year amortization at 6% interest with a balloon in 12 months.

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** – The Loan Review Committee recommended approval of staff's proposal to receive payment of late fees due and interest only until July 1, 2026. 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. Motion Carried.
- iii. **Project Authorizing Resolution No. 03.05.2026.04 for Watertown Industrial Center LDC 2026 PILOT Extension** – The Loan Review Committee recommended approval of the extension with collection of no fees. 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 as recommended by the Loan Review Committee, 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

ANNUAL MEETING RESOLUTIONS

An annual meeting of the Jefferson County Industrial Development Agency was convened on March 5, 2026 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 03.05.2026.01

ANNUAL MEETING RESOLUTIONS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY"), INCLUDING (i) ACCEPTANCE OF ANNUAL AUDIT; (ii) RATIFICATION OF CERTAIN POLICIES, STANDARDS AND PROCEDURES RELATING TO THE PUBLIC AUTHORITIES ACCOUNTABILITY ACT OF 2005, AS AMENDED BY CHAPTER 506 OF THE LAWS OF 2009 OF THE STATE OF NEW YORK, (iii) ELECTION OF BOARD OFFICERS; (iii) APPOINTING BOARD COMMITTEE POSITIONS; (iv) APPOINTMENT OF AGENCY STAFF; AND (v) RELATED MATTERS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 671 of the Laws of 1974 of the State of New York, as amended (hereinafter collectively called the "Act"), the **JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, pursuant to the Public Authorities Accountability Act of 2005 ("PAAA"), which was signed into law on January 13, 2006 as Chapter 766 of the Laws of 2005, and Chapter 506 of the Laws of 2009 enacting the Public Authority Reform Act of 2009 ("PARA"), the Agency desires to undertake certain required annual policy reviews and readoption; and

WHEREAS, the Agency further desires to review and approve the annual audit of the Agency, along with certain other annual meeting matters.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Pursuant to PAAA and PARA, on January 8, 2026, the Agency reviewed the Mission Statement and Performance Measures and the Agency hereby determined that no changes were required to the Mission Statement and Performance Measures and that the same is hereby approved.

Section 2. Pursuant to PAAA and PARA, on January 8, 2026, the Agency has reviewed the Disposition of Real Property Guidelines and the Procurement Policy, and the Agency hereby determined that no changes were required and that the same is hereby approved. The Agency amended the Investment Policy with Internal Controls on January 8, 2026 and the same is hereby approved.

Section 3. The Agency has reviewed the Independent Auditor's Report for the year ended December 31, 2025, as prepared by Bowers & Company CPAs PLLC in the form presented at the meeting, and such audit is hereby approved.

Section 4. The Agency hereby authorizes and approves the 2025 Annual Report to be filed with (i) the New York State Authority Budget Office via the Public Authorities Reporting Information System, and (ii) the appropriate local officials.

Section 5. **Annual Officer Election**. Upon motion, second and board roll call vote, the following individuals are duly appointed to serve in the respective Officer Positions in accordance with the By-laws of the Agency for the period January 1, 2026 through December 31, 2026:

Robert E. Aliasso, Jr., Chair
William Johnson, Vice Chair
Paul Warneck, Treasurer
W. Edward Walldroff, Secretary

All Members of the Agency shall participate in such required annual and continuing training as may be required to remain informed of best practices, regulatory and statutory changes relating to the effective oversight of the management and financial activities of public authorities and to adhere to the highest standards of responsible governance. Further, each Member shall execute (i) a Certification of No Conflict of Interest (ii) an Acknowledgement of Fiduciary Duties and Responsibilities.

Section 6. **Audit and Finance Committee**. Pursuant to subdivision 4 of Section 2824 of the PAL, and in accordance with the By-laws of the Agency, on January 8, 2026 the following Members were nominated and confirmed to serve on the Audit and Finance Committee of the Agency for the period January 1, 2026 through December 31, 2026: Paul Warneck, David Converse, Charles Capone, Robert Aiken, and Robert E. Aliasso, Jr.

The Audit and Finance Committee shall perform the functions as described in the By-Laws.

Section 7. **Governance Committee**. Pursuant to subdivision 7 of Section 2824 of the PAL, and in accordance with the By-laws of the Agency, on January 8, 2026 the following Members were nominated and confirmed to serve on the Governance Committee of the Agency for the period January 1, 2026 through December 31, 2026: W. Edward Walldroff, Paul Warneck, and William Johnson.

The Governance Committee shall perform the functions as described in the By-Laws.

Section 8. **Appointment of Staff.** Pursuant to and in accordance with the By-laws of the Agency, the Members of the Agency hereby ratify the appointment of the following individuals to serve as at will employees in the following appointed positions:

Frank M. Weir, Chief Executive Officer
Dorena L. Kimball, Chief Financial Officer
Jay M. Matteson, Agricultural Coordinator & Deputy CEO
Robin E. Stephenson, Director of Business Development
Peggy Sampson, Executive Assistant

Section 9. That the proper officers of the Agency are hereby authorized, empowered and directed to do all things, and acts and to execute all documents as may be necessary, or advisable and proper, to carry on the business of the Agency, for and on behalf of the Agency.

Section 10. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
David J. Converse	[]	[]	[X]	[]
John Condino	[X]	[]	[]	[]
Robert E. Aliasso, Jr.	[X]	[]	[]	[]
W. Edward Walldroff	[X]	[]	[]	[]
Paul Warneck	[X]	[]	[]	[]
William Johnson	[X]	[]	[]	[]
Lisa L'Huillier	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) SS:

I, W. Edward Walldroff, the undersigned Secretary of the Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Jefferson County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on March 5, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

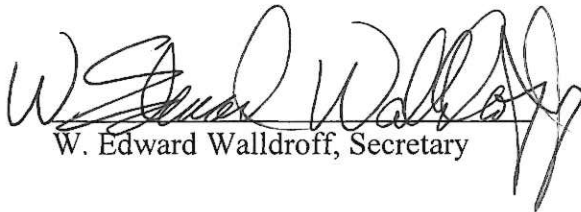
I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 5 day of MAR, 2026.




W. Edward Walldroff, Secretary

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 03.05.2026.02

**RESOLUTION FOR AUTHORIZING A
REVOLVING LOAN TO
The Treehouse Hourly Child Care, LLC**

WHEREAS, a request for a Revolving Loan to be used as a bridge loan for operations until the state reimbursement rate increase is approved, and

WHEREAS, the Watertown Local Development Corporation (WLDC), the JCIDA, and the North Country Alliance (NCA) are being asked to fund \$180,000 in financing. The WLDC will be the lead agency for this participation loan and will collect the application fee; therefore, it is waived, and

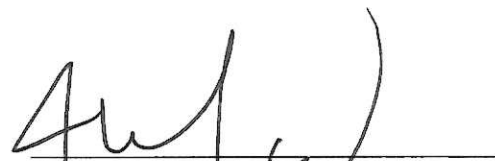
WHEREAS, terms of a \$30,000 RLF will be a 10-year amortization with a balloon payment at 1 year, interest only for 12 months. Rate 6% fixed. There are currently 48 employees. Collateral will consist of a fourth co-proportional position mortgage with the WLDC and NCA subordinate to Watertown Savings Bank (WSB) and WLDC on real estate located at 1833 State Street and 1635 Ohio Street, Watertown, NY, a fourth co-proportional position on all business assets, a fourth co-proportional position on assignment of rents and leases, and a personal guaranty of Amanda L. Burt, and

WHEREAS, on February 25, 2026, the Loan Review Committee of the Jefferson County Industrial Development Agency reviewed the request and recommended approval of the loan and terms to the full Board of Directors, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the request for a Thirty Thousand Dollar (\$30,000) loan to The Treehouse Hourly Child Care, LLC with all terms and conditions as set forth in this Resolution, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.


F. Marshall Weir, CEO

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 03.05.2026.03

**RESOLUTION FOR AUTHORIZING A MODIFICATION TO THE MICRO
ENTERPRISE LOAN TO CCTI, LLC (COLLEEN'S CHERRY TREE INN, LLC)**

WHEREAS, Colleen Bellinger (owner) has requested a modification to the Colleen's Cherry Tree Inn, LLC (CCTI) MICRO loan due to a recent loss of employment with her personal job, and

WHEREAS, the loan is behind five months and the current balance is \$18,734, and

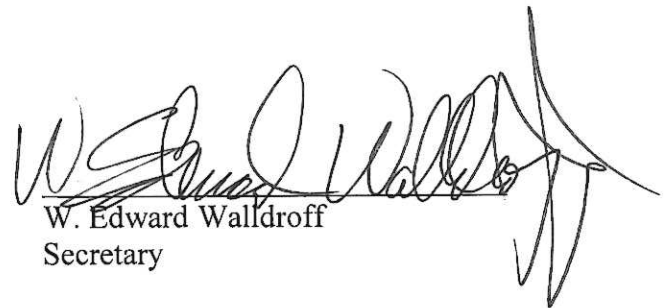
WHEREAS, Staff reviewed the request and recommended payment of late fees due and interest only payments until July 1, 2026, and

WHEREAS, on February 25, 2026 the Loan Review Committee of the Jefferson County Industrial Development Agency reviewed this request and agreed to move staff's recommendation to the full Board of Directors, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approved staff's recommendation and that all terms and conditions of the original loan remain in effect, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.


W. Edward Walldroff
Secretary

PROJECT AUTHORIZING RESOLUTION
(Watertown Industrial Center Local Development Corporation Project
2026 PILOT Extension Authorization)

An annual meeting of the Jefferson County Industrial Development Agency was convened on Thursday, March 5, 2026 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 03.05.2026.04

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING AN APPLICATION FOR EXTENDED FINANCIAL ASSISTANCE FROM THE WATERTOWN INDUSTRIAL CENTER LOCAL DEVELOPMENT CORPORATION (HEREIN, THE “COMPANY”); (ii) EXTENDING THE APPOINTMENT OF THE COMPANY AS AGENT IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY; (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED LEASE AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT; (v) AUTHORIZING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE TO THE COMPANY (AS FURTHER DEFINED HEREIN); (vi) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”); AND (vii) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 369 of the Laws of 1971 of the State of New York, (the “Act”), the **JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”) was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, the Agency previously appointed **WATERTOWN INDUSTRIAL CENTER LOCAL DEVELOPMENT CORPORATION** (the “Company”) as agent to undertake a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of fee title to approximately 36.31 acres of real property located at 800 Starbuck Avenue in the City of Watertown, New York (the “Land”, being more particularly described as tax parcel No. 4-09-102.004); along with the existing buildings and improvements located thereon, including Building A (80,000 sf), Building B (31,768 sf), Building C (19,448 sf), Building D (34,470 sf) and Building A/B (2,300 sf), along with related exterior parking, utility, lighting, curbage and other improvements (the “Existing Improvements”) (ii) the operation, maintenance and upkeep by the

Company as a mixed use and multi-tenanted commercial and light industrial complex; (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Existing Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency leases the Facility to the Company (the "Straight Lease Transaction"); and

WHEREAS, the Agency and Company undertook the Straight Lease Transaction pursuant to (i) a certain Lease Agreement, dated as of September 21, 1995 (the "Lease Agreement", as extended pursuant to a certain Amendment to Lease Agreement, dated as of March 31, 2016), (ii) a certain Payment in Lieu of Taxes Agreement, dated as of September 1, 1995 (the "PILOT Agreement", also amended as of March 31, 2016), and (iii) related documents (collectively, the "Agency Documents"); and

WHEREAS, the Agency Documents are set to expire as of March 31, 2026, and the Company has submitted an application to the Agency requesting the Agency's assistance with extending the Agency Documents for an additional ten (10) year period, including the extension of the PILOT Agreement (the "Extension Request"), such Extension Request including the utilization of the existing formula for calculating PILOT Payments payable to the Agency for the benefit of Jefferson County (the "County"), the City of Watertown (the "City"), and the Watertown City School District (the "City", and collectively with the County and City, the "Affected Tax Jurisdictions"); and

WHEREAS, the Extension Request involves additional Financial Assistance to include a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions (the "Financial Assistance"), with such Financial Assistance currently estimated to be less than \$100,000; and

WHEREAS, the Agency's approval of the Extension Request and Financial Assistance will entail certain amendments to the Agency Documents (herein, the "Amendments"), the undertaking of which has been identified by the Agency as a "Type II" Action, as defined pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, "SEQRA"), for which no formal review is required; and

WHEREAS, in furtherance of the foregoing, the Agency desires to authorize (i) the extension of the appointment of the Company as agent of the Agency to undertake the Project; (ii) the Extension Request and provision of the Financial Assistance; (iii) the execution and delivery of the Amendments, and (iv) related matters.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to (i) retain title to the Land, Existing Improvements, and the Equipment constituting the Facility, (ii) extend the Lease Agreement for the continued lease of the Agency's interest in same to the Company, and (iii) maintain the Straight Lease Transaction with the Company for an additional ten (10) year period; and

(C) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in the City of Watertown, which is located within Jefferson County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(D) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(E) The undertaking of the Extension Request and the Amendments constitute a Type II Action pursuant to SEQRA, for which no formal review is necessary.

(F) the Financial Assistance is estimated to be less than \$100,000, and as such no public hearing is required to be conducted by the Agency pursuant to the Act.

Section 2. Subject to (i) the Company executing the Amendments, and (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby extends the agent appointment of the Company to undertake the Project pursuant to the Agency Documents, as amended pursuant to the Amendments.

Section 3. The Chairman, Vice Chairman and/or Executive Director (or Deputy Executive Director) of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amendments, along with related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Executive Director and counsel to the Agency upon execution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Robert E. Aliasso, Jr.	X			
David J. Converse			X	
John J. Condino	X			
William W. Johnson			X	
Lisa L'Huillier	X			
W. Edward Walldroff	X			
Paul J. Warneck	X			

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) ss:

I, the undersigned Secretary of the Jefferson County Industrial Development Agency, DO HEREBY CERTIFY:

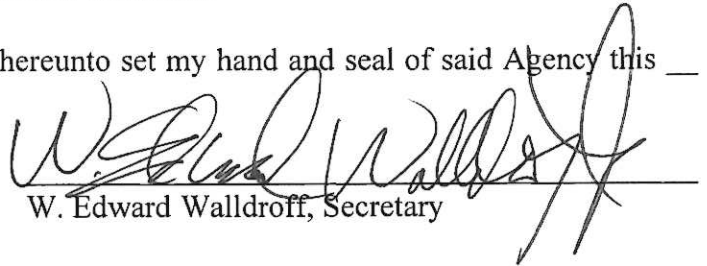
That I have compared the foregoing extract of the minutes of the meeting of the Jefferson County Industrial Development Agency (the "Agency") including the resolution contained therein, held on March 5, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this ___ day of 3/5/26, 2026.


W. Edward Walldroff, Secretary

[SEAL]



**JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 03.05.2026.05**

**For authorization to apply for grant funding
from Empire State Development**

WHEREAS, there is a need for shovel-ready sites to attract and grow new business development in Jefferson County, and

WHEREAS, the Jefferson County Industrial Development Agency (JCIDA) is in process of developing its Jefferson County, NY Airport Corporate Park (the Site), on land it owns adjacent to the Watertown International Airport; and

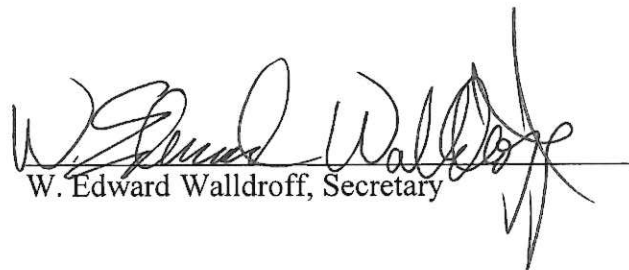
WHEREAS, the project is identified as a priority project advancing the goals of the North Country Regional Economic Development Strategy Pillars of Tradeable Sectors, Workforce, and Innovation and the State of New York's POWER UP NY program; and

WHEREAS, the JCIDA is in need of additional funding in order to execute its shovel-ready plan and install the electrical infrastructure necessary to allow new business development at the Site; and now therefore be it

RESOLVED, that this Agency apply for \$450,000 in funding from the POWER UP NY Program and commits the resources identified in the application's project budget; and be it also

RESOLVED, that the Chief Executive Officer or his designee take all necessary action on behalf of the Agency in filing and completing an application for the aforementioned grant and such other actions as he may deem necessary.

This resolution shall take effect immediately.


W. Edward Walldroff, Secretary