

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
April 30, 2026**

Present: John Condino, Chair; Rob Aiken, Paul Warneck
Zoom: Rob Aliasso

Absent: David Converse, Lisa L’Huillier, Dr. Gregory Gardner

Also Present: Marshall Weir, Jay Matteson, Robin Stephenson
Zoom: Justin Miller, Esq., Dr. Dawn Robinson

I. Call to Order: Chair Condino called the meeting to order at 8:54 a.m.

II. Other/Unfinished Business –

1. Jefferson County Corporate Park – (National Grid) Niagara Mohawk Power Corporation Temporary Access Road Easement Request –

Attorney Miller said he has been working with National Grid’s legal department directly for the temporary easement request (700 feet of temporary road). He said we learned that the temporary roadway is requested and needed in connection with what has been approved for Grid to upgrade the Coffeen Street substation and a large transmission line to serve that will stretch from Onondaga up into the city. It is a large project, and they need a few years of time and access through IDA owned land to take the long lead time for construction activity. They have confirmed their permitting is all in place.

Attorney Miller said he added the insurance and indemnification provisions in the redline version handed out today. He said that he let National Grid know that the committee will review the revisions and possibly advance it to the full board for formal approval subject to: they offered for an undefined 5 year period to pay \$1,300 which would be about \$24 a month, so it is up to the board to consider what they consider a fair price for a 5 year period and Grid picking up our costs and expenses incurred to deliver this right to them.

Attorney Miller said in other counties where there are significant size transmission distribution or substation work going on that helps industrial or manufacturing or direct IDA projects, IDA’s have worked with the utility to put together an agent agreement to provide sales tax assistance if they want it, and if we are inclined to provide it, with an eye on using this as a direct way to generate administrative fee income. He said they have not circled back on it.

Attorney Miller said they included a term for the temporary easement to start whenever they start construction, which is undefined and then run for five years from that, which is undefined. He said he revised it to say that it is five years from the date of signing. He said they will have to give us insurance when they go on the site. He said language has been added to restore the site to its current condition when they are done.

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Jefferson County Corporate Park – (National Grid) Niagara Mohawk Power Corporation Temporary Access Road Easement Request – continued

A motion was made by Mr. Warneck to move the temporary road access easement to the full board for their consideration, seconded by Mr. Aiken. All in favor.

2. Grants

- **Power Up (Empire State Development)** – Chair Condino said there was a recent announcement that we received the Power Up grant. Mr. Weir said the total project cost is \$190,000 and we were awarded \$170,000 to extend up to 4 MW of power from Paddy Hill to our Airport Park (18 telephone poles). He said we will apply for a grant from National Grid to cover our \$20,000 match. It was noted that the quote from National Grid is good for 90 days.

Mr. Warneck asked if we have any conceptual layouts for the Airport Park. Mr. Weir said we do not have any layouts at this time but we have discussed doing them.

- **Fast Track B (Empire State Development)** – Mr. Weir said we are working on this grant application to get some other aspects of the build out covered under the grant.

Status of land acquisitions by the County – Chair Condino said the County is buying two properties (the Eisenhower Property and the Geng Property). He said they are working on completing Phase I/wetlands and once the reports are completed the County can make a decision on closing. Then we will have the footprint of 200+ acres (IDA property and County property) to market and develop it.

- III. Adjournment:** With no further business before the committee, Mr. Warneck made a motion to adjourn the meeting, seconded by Mr. Aiken. The meeting was adjourned at 9:28 a.m.

Respectfully submitted,

Peggy Sampson