

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
May 27, 2026**

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

Absent: Lisa L’Huillier, Dr. Gregory Gardner

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, William Johnson
Zoom: Justin Miller, Esq.

I. Call to Order: Chair Condino called the meeting to order at 9:09 a.m.

II. Strategic Planning Follow up –

1. Available Properties RFP

- i. Parcel 73.20-1-2.11 (Jefferson County Corporate Park) –** Mr. Weir said that as a result of the strategic planning session, we have developed the framework for an Request for Proposal (RFP) starting with this parcel and use this framework for future sales as well. He said the goal is to market the property and get feedback and get this off our books. Mr. Warneck said that we can talk with a commercial real estate broker if we do not get any response from the RFP; committee members agreed. Mr. Weir said that we have talked to brokers in the past about the property; they went out and took some photographs and when they didn’t get any bites, they dropped the ball. Mr. Weir feels like the RFP is more proactive; we will send it out to developers and put it on our public spaces.

Attorney Miller said the PAAA rules require an active appraisal and in the context of disposing of real estate property, we could do a traditional RFP or RFQ or sale for the highest dollar (without regard to economic development), but we have ability to negotiate the sale of real estate for below fair market value with some qualifiers and quantitative/qualitative aspects (jobs, economic development, capital investment, etc.). A 90-day notice is sent to the state. We are not prohibited from selling under full market value, but there is a qualitative analysis we would do when we undertake that process.

Mr. Weir will revise the RFP based on committee member suggestions and send it back to committee members to review it.

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III. Other/Unfinished Business

1. Airport Corporate Park

i. Eisenhower and Geng Properties –

Executive Session

At 9:17 a.m., Mr. Aiken made a motion to enter into executive session because the discussion could affect the value of a real property transaction, seconded by Mr. Warneck. All in favor. Committee Members, Board Members, Counsel and Staff remained.

At 9:30 a.m., a motion was made by Mr. Warneck to leave executive session, seconded by Mr. Aiken. All in favor.

- ii. Site –** Mr. Johnson asked about the fill being dumped on the site. Mr. Weir said that he has had discussions with the County Highway Department leadership. The fill that has been dumped is from the Airport project; we want the dumping to stop so we are installing three gates and re-notified the contractors that they can not dump the fill on our site.

It was noted that Luck Brothers is still using our site for staging. Chair Condino said the sewer project is being held up because of the excavator that went into the river. It is his understanding that Luck Brothers immediately started to mobilize a sizable crane to remove the excavator; however, DEC said they can't pull it out until the river flow is below 2,000 cfm which likely won't happen until June or July.

- IV. Adjournment:** With no further business before the committee, Mr. Converse made a motion to adjourn the meeting, seconded by Mr. Warneck. The meeting was adjourned at 9:38 a.m.

Respectfully submitted,
Peggy Sampson