

**Jefferson County Industrial Development Agency  
Loan Review Committee Meeting Minutes  
April 30, 2026**

**Present:** John Condino, Charles Capone  
Zoom: Rob Aliasso

**Absent:** David Converse (Chair)

**Also Present:** Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, William Johnson, Paul Warneck, Rob Aiken  
Zoom: David Capriotti, Esq. and Justin Miller, Esq. (Harris Beach), Dr. Dawn Robinson

- I. Call to Order:** Mr. Condino called the meeting to order at 8:15 a.m.
- II. Pledge of Allegiance**
- III. Loans**

**1. Convalt Energy update –**

At 8:22 a.m. a motion was made by Mr. Capone to enter into executive session to discuss litigation strategy in JCIDA v. Convalt case, seconded by Mr. Condino. All in favor.

At 8:40 a.m. a motion was made by Mr. Aliasso to leave executive session, seconded by Mr. Condino.

A motion was made by Mr. Aliasso to ratify a settlement agreement and move it to the full board of directors for consideration, seconded by Mr. Condino. All in favor.

- 2. Pink Kettle –** The loan is currently 9 months behind. Late fees due are \$252.72; the loan balance as of 4/30/26 is \$9,215.38. Ms. Kimball said she has sent several late loan letters; the most recent was sent certified return mail and we did receive the certification back. She said she has also called several times. There has been no communication from April Miralles. Ms. Kimball reported that the business closed their mall store in February. The Committee asked staff to look into the personal guaranty and update the board next week.

**IV. Other/Unfinished Business –**

- 1. Preliminary discussion for housing project in Sackets Harbor, NY –** Mr. Weir said Corry Lawler has submitted a draft PILOT application to construct 4 buildings (64 one and two bedroom units at 1,350 square feet each) at the Madison Barracks site. He said he told Mr. Lawler that this would be considered as a stand-alone application not a continuation of the original 2012 project.

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**Preliminary discussion for housing project in Sackets Harbor, NY – continued**

Mr. Warneck said this is a dramatic change from the 2012 project and believes new planning board approvals and SEQR are needed. Mr. Condino said that he agrees with Mr. Warneck's assessment.

Dr. Robinson joined the meeting at 8:52 a.m.

Mr. Aliasso asked where this project fits in our current UTEP. Mr. Condino said it is incumbent on Mr. Lawler to make the argument.

- V. **Adjournment:** With no further business before the committee, Mr. Aliasso made a motion to adjourn the meeting, seconded by Mr. Condino. The meeting was adjourned at 8:54 a.m.

Respectfully submitted,

*Peggy Sampson*