

**Deferiet Redevelopment Corporation
Appointed Directors Board Meeting Minutes
April 2, 2026**

The Appointed Directors of the Deferiet Redevelopment Corporation held their board meeting on Thursday, April 2, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: John Condino, Lisa L’Huillier, Robert Aiken, William Johnson, David Converse, Nancy Dutton, Peter Crump

Excused: None

Absent: None

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Dr. Dawn Robinson, W. Edward Walldroff, Rob Aliasso, Ryan Piche (Jefferson County Administrator)
Zoom: Justin Miller, Esq. (Harris Beach)

- I. Call to Order:** Chairman Condino called the meeting to order at 9:02 a.m.
- II. Minutes:** Minutes of the meeting held on January 8, 2026 were presented. A motion to approve the minutes as presented was made by Mr. Aiken, seconded by Ms. L’Huillier. All in favor. Carried.
- III. Committee Reports:** None.
- IV. Unfinished Business:**
 - 1. Deferiet update** – Mr. Piche provided an update. He said the County is expecting to receive substantial completion documentation from the contracts for the cleanup project at the site. He said it is a result of the demo contracts that cost approximately \$12 Million to clean up the site. He said they have a walk through with DANC before the County signs off on the substantial completion documents. Following the walk-through they will meet regarding fencing. He said it is unrealistic that the entire 200-acre site would be secured with fencing; they are leaning towards fencing in the area that is the main rubble – they did a couple of change orders so there shouldn’t be huge pits and paid extra money to level areas out; however, it is still going to be hazardous to walk around.

Mr. Converse asked if the roadway off 3A that goes back near the old waste plant is still wide open. Mr. Piche said yes. He said they took down the bridge but there wasn’t a lot of demo done on the other side of the river.

Mr. Piche said he talked with Mr. Weir about turning the corner from cleanup to redevelopment. He said he would like to get more involved with the BOA; it is an industrial site that is cleaned up enough that it could host new development.

Mr. Piche talked about the turnover of the property. He said Mr. Weir and the team were going to look into insurance coverage and taxation. He said it will remain off the tax rolls if it remains with the County or goes to the DRC. He said we already missed the deadline for 2026 so we’ve got one more year; 2027 is going to be tax exempt so the Village Board and Town will have to contend with that the parcel is going to come off unless someone privately buys it.

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Deferiet update – continued

Mr. Weir said the Carthage Industrial Development Corporation (CIDC) have expressed, along with Sarah Bullock, that they would like to be more involved in the process. They brought up having CIDC take over the DRC. He said he's hesitant, but it shows how invested they are. He said the DRC itself will grow based on having their input on moving this thing forward and it makes a lot of sense having as much input as we can from the Town of Wilna as well as the local residents.

Mr. Walldroff asked if areas that can't be fenced off can be 'posted' to deter and relieve some liability. Mr. Piche said that is a good idea.

Mr. Piche said the only thing that would hold up transferring the property is liability. He said the DRC will need a budget estimate because the legislators may be willing to put some seed money into it.

Ms. Dutton said it was suggested that it could be a site for a nuclear power plant. She said it wouldn't have to be front and center but rather it could be set back.

Mr. Crump said he did some research and Westinghouse Corporation builds a 15MW nuclear modular generator that is plug and play. They will build it, deliver it, set it up and have it producing power in 30 days, and they can be added on to and can be packaged together. He said it would be a phenomenal site; the water is already there.

Mr. Weir said we are expecting an award for permitting from NYPA. He said National Grid has easements in place already for transmission out of the plant. He said from an infrastructure standpoint, it makes a lot of sense to have the nuclear modular generator there. Mr. Crump said there is rail access at the site and all the material can come in via rail. Mr. Weir noted that a lot of the rail has been pulled up but the easements remain in place.

V. New Business:

D&O Insurance – Ms. Kimball reported that D&O insurance was put in place during February through the JCIDA policy.

VI. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Aiken, seconded by Ms. L'Huillier. All in favor. The meeting was adjourned at 9:33 a.m.

Respectfully submitted,

Peggy Sampson