

**Jefferson County Industrial Development Agency
Alternative Energy Ad hoc Committee Meeting Minutes
May 27, 2026**

Present: Paul Warneck, Chair; William Johnson, John Condino

Absent: Dr. Dawn Robinson

Also Present: Marshall Weir, Jay Matteson, Peggy Sampson, Dorena Kimball, Rob Aiken, David Converse

Zoom: Rob Aliasso, Justin Miller, Esq. (Harris Beach)

I. Call to Order: Chair Warneck called the meeting to order at 9:38 a.m.

II. Discuss:

- a. Utility Scale Solar Projects** – Chairman Warneck provided an update. He said there was a meeting with AES, who ultimately decided to pay full taxes rather than come to the agency for a PILOT for the Black River Solar (Sapphire) project. He said they may do the same with the utility scale projects if there is no sales tax abatement. He said that it is going to be a big issue and we will need a definitive answer from the County Board of Legislators on whether or not they want the IDA to accept sales tax abatement. He commented that if the county goes with full taxation, there will be no agency fees, and we would be out of the loop altogether.

Mr. Weir indicated that it may be likely, without a sales tax incentive, that solar companies will not apply for a PILOT. This could have a negative impact on the agency revenue stream.

Mr. Johnson said he will take this back to the County Administrator and the chairs for further consideration.

Mr. Aiken left the meeting at 10:02 a.m.

Mr. Weir will share the sales tax analysis and estimates with Attorney Miller so he can model out how it would work for a payment in lieu of sales tax. Attorney Miller said this structure would allow the sales tax revenue that is forgone in years 1-3 to come back over time (much like a PILOT) – deferring an exemption now for revenue later.

Proposed Sugar Maple Solar Project – Chair Warneck asked if we know what Lewis County is doing. Mr. Weir said that he is part of it and has the framework of the deal that he will share with committee members.

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III. Other/Unfinished Business:

- 1. Convergent Host Community Agreements** – Mr. Warneck said we have been working with Assemblyman Scott Gray to put a deal together (between NSF Chaumont Site 1, LLC – Site 5, the Town of Lyme, the Village of Chaumont, Jefferson County and the IDA).

Mr. Warneck said somehow a \$300 fee was added for the agency to process the one-time payment each year; however, the agreement was that we would process it for no charge; the board can consider waiving the fee at the next meeting. He said the one-time payment is a decent payment of money for the village and town that they normally wouldn't have received because they failed to comply with 487, and the county now has payments coming in that they haven't had yet, so he believes it is a good deal all around.

- IV. Adjournment:** With no further business before the committee, Mr. Condino made a motion to adjourn the meeting, seconded by Mr. Johnson. The meeting was adjourned at 10:11 a.m.

Respectfully submitted,
Peggy Sampson