

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
June 24, 2026**

Present: John Condino, Chair; David Converse, Paul Warneck
Zoom: Rob Aiken, Lisa L'Huillier

Absent: Rob Aliasso

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, William Johnson, Charles Capone, Alex Morgia
Zoom: Dawn Robinson

I. Call to Order: Chair Condino called the meeting to order at 8:29 a.m.

II. Jefferson County Corporate Park

- 1. Variance request** – Alex Morgia, Managing Member of 22719 Fisher LLC, is requesting a permitted-use exception that would allow a portion of the building at 22719 Fisher Road (10,000 square feet out of 50,000 square feet) to be leased to Northern Athletics, a youth cheerleading and tumbling school. He said the group is looking for a long-term lease in a space that has high ceilings. He said there will be no impact on daytime activity or traffic within the park since the group will run in the evenings and on weekends for practices. He said if the request is approved, he will be investing significant capital to prepare the space for them (i.e. additional parking lot exit, ensuring there is adequate exterior lighting, additional exit doors, etc.).

Dr. Robinson joined the meeting at 8:37 a.m.

Committee members suggested that Mr. Morgia contact the Town of Watertown Zoning office as well as the Jefferson County Codes office. In the meantime, staff will reach out to park tenants regarding the request.

Mr. Morgia left the meeting at 8:43 a.m.

III. Other/Unfinished Business

- 1. Jefferson County Corporate Park RFP** – Mr. Weir reported that he uploaded the RFP to our website, sent it out to a number of local developers and to one commercial real estate company. Proposals are due September 1, 2026; he has not received any responses so far.

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- 2. Airport Corporate Park** – Chairman Condino reported that he along with staff met with the County Highway Superintendent and the County Administrator to develop a plan to clean up the site from the dumping that has occurred from the Airport expansion project. He mentioned that staff continues to work on new grant applications for the park.

Mr. Weir reported that he allowed usage by the County Highway Superintendent to take material to the Airport Corporate Park site from a project that they have at JCC. He said a county staff member will be located at the site to sift the material.

- IV. Adjournment:** With no further business before the committee, Mr. Warneck made a motion to adjourn the meeting, seconded by Mr. Converse. The meeting was adjourned at 8:48 a.m.

Respectfully submitted,

Peggy Sampson