

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
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www.jcida.com

TO: **JCIDA Building and Grounds Ad Hoc Committee**
John Condino, Chair
David Converse
Lisa L'Huillier
Rob Aiken
Paul Warneck
Robert E. Aliasso, Jr.

FROM: Marshall Weir, CEO

DATE: June 17, 2026

SUBJECT: **JCIDA Building and Grounds Ad Hoc Committee Meeting**

A JCIDA Building and Grounds Committee meeting has been scheduled for **Wednesday, June 24, 2026 at 8:30 a.m.**

The live stream link is available at www.jcida.com.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Thank you.

pss

c: Jay Matteson
Dorena Kimball
W. Edward Walldroff
Hon. William Johnson
Dr. Dawn Robinson
Charles Capone
Media

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JCIDA BUILDING AND GROUNDS AD HOC COMMITTEE

Wednesday, June 24, 2026

8:30 a.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Jefferson County Corporate Park**
 - 1. Variance request**
- IV. Other/Unfinished business**
- V. Adjournment**

22719 Fisher LLC

22719 Fisher Road · Watertown, New York 13601

May 29, 2026

Marshall Weir
Chief Executive Officer
Jefferson County Industrial Development Agency
800 Starbuck Avenue
Watertown, New York 13601

Re: Request for Permitted-Use Exception — Partial Tenancy at 22719 Fisher Road, Watertown, NY

Dear Mr. Weir and Members of the Board:

I am writing to respectfully request the Agency's consideration of a permitted-use exception that would allow a portion of the building at 22719 Fisher Road to be leased to Northern Athletics, a youth cheerleading and tumbling school. The property is owned and occupied by 22719 Fisher LLC, and the proposal would dedicate approximately 10,000 square feet at the rear of the building to this tenant while the balance of the structure continues in active warehousing and fulfillment use.

I understand that the permitted-use framework governing the park exists to protect its industrial character and the daytime operations of neighboring tenants. I believe this proposal is fully consistent with those objectives.

First, the operation would have no impact on daytime activity or traffic within the park. Northern Athletics' sessions run in the evenings, when the surrounding industrial tenants are closed and the park's roadways and parking are otherwise empty. The use is, in effect, a second shift for space that would otherwise sit idle after business hours, with no competition for traffic, parking, or shared infrastructure during the working day.

Second, this is a use that genuinely requires an industrial building. Competitive cheer and tumbling demand the high, clear-span ceiling heights needed for stunting and spotting, and those heights are almost impossible to find outside of industrial conversions — typical retail and commercial spaces simply cannot accommodate the sport safely. Northern Athletics sought out an industrial building precisely because the height profile of this property is one of the few in the region suited to their needs.

Third, the tenant is seeking a long-term commitment rather than a short-term or transient occupancy. That stability supports the financial viability of the building, strengthens our owner-occupancy, and reflects a durable, established use rather than a speculative one.


Fourth, accommodating this tenant would require us to invest significant capital into the building to prepare the space for them. That investment improves the property increases its assessed value, and is squarely aligned with the Agency's broader interest in productive private investment in the county's industrial real estate.

Finally, the community benefit is meaningful. A facility of this kind serves area families and youth, and quality-of-life amenities like it directly support the workforce-retention goals that are central to the county's economic development priorities as the region prepares for continued growth.

For these reasons, this is a low-impact, high-value use that complements rather than compromises the industrial purpose of the park. I would welcome the opportunity to present the proposal to the Board in greater detail, and I am glad to provide site plans, the proposed lease term, and a summary of the planned improvements in advance of any meeting.

Thank you for your time and consideration.

Respectfully,

Alex Morgia 
Managing Member, 22719 Fisher LLC
315-681-3090 | alex@morj.com

CONCEPT

Building layout & customer entrance



Photo-realistic concept rendering — 22719 Fisher Circle



Glass entry & showroom

Storefront for walk-in contractors



Contractor entrance

Landscaped will-call & customer path



Fisher Circle visibility

Branch signage & frontage exposure

WHY THIS SPACE

Built for an HVAC supply branch



Deep warehouse for stock

Bulk equipment, parts & seasonal inventory



Will-call supply counter

Fast contractor pickup at the storefront



Loading & delivery access

Yard circulation for restock and dispatch



Branch visibility & signage

Glass storefront on Fisher Circle frontage



Ample on-site parking

Dedicated spaces for trades and customers



Move-in support

Up to \$180K toward tenant improvements

Prepared for Sid Harvey Industries • 22719 Fisher Circle, Watertown, NY