

**Jefferson County Industrial Development Agency
Board Meeting Minutes
June 4, 2026**

The Jefferson County Industrial Development Agency held its board meeting on Thursday, June 4, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: William Johnson, Paul Warneck, W. Edward Walldroff, Lisa L’Huillier, David Converse, John Condino

Excused: Robert E. Aliasso, Jr.

Absent: None

Also Present: Rob Aiken, Charles Capone, Ryan Piche (Jefferson County Administrator), Peter Crump, Nancy Dutton, Craig Fox (Watertown Daily Times)
Zoom: Justin Miller, Esq. (Harris Beach), Sarah Bullock

Staff Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson

- I. Call to Order:** Vice Chairman Johnson called the meeting to order at 8:24 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on May 7, 2026 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Mr. Walldroff. All in favor. Carried.
- IV. Treasurer’s Report:** Mr. Warneck reviewed the Dashboard prepared by Ms. Kimball for the period ending May 31, 2026. The Dashboard includes Key Performance Indicators, Capital Resources, Operating Statement and Budget. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Condino. All in favor. Carried.
- V. Committee Reports:**
 - a. Alternative Energy Committee** – Mr. Warneck reported that we are waiting for guidance from the County for utility scale solar projects.

Ryan Piche entered the meeting at 8:29 a.m.

Mr. Warneck noted that the proposed Sugar Maple project will have battery storage in Jefferson County.

Peter Crump entered the meeting at 8:31 a.m.
 - b. Building and Grounds Committee** –
 - i. RFP for Parcel 73.20-1-2.11 (Jefferson County Corporate Park)** – Mr. Weir pointed out that the RFP will be the model we will use going forward. A motion was made by Mr. Warneck to approve the RFP as presented, seconded by Ms. L’Huillier. All in favor. Carried.

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Building and Grounds Committee – continued

- ii. **Eisenhower/Geng Properties near the Airport Corporate Park** – Mr. Condino reported that due diligence is being completed. He said they are waiting for the final report, then the County will consider purchasing those properties.
- iii. **Airport Corporate Park** – Mr. Condino, Mr. Weir and Mr. Matteson walked the site to view the material that has been deposited there from the airport project. He said they will walk the site again next week with the County Highway Superintendent.

c. Loan Review Committee – Mr. Converse reviewed the loan review minutes.

Three Mile Bay Ventures – Mr. Converse said they are looking to expand and are in the process of getting their plans together.

Nancy Dutton entered the meeting at 8:41 a.m.

Sarah Bullock joined the meeting at 8:43 a.m. via Zoom.

OYA Robinson Road/OYA Wayside Drive – Attorney Miller said he has asked the new owner several times if they plan to request an assignment but has not received a response; he also updated their counsel of the situation.

Mr. Matteson asked when the decommissioning plan will kick in if a solar farm is not functioning. Attorney Miller said it boils down to local zoning and what special use permit was acquired.

It was a consensus of the board to have Attorney Miller issue a 30-day notice outlining the default in reporting, insurance, and the lack of assignment requests. After the 30-day notice, we have the power to terminate the PILOT agreements.

Decommissioning – Peter Crump, Town of Wilna Supervisor, spoke about decommissioning for the potential Sugar Maple solar project. He said his hands are tied at the local level by being pushed aside by the State because of the size of the project. He said the proposed project size has increased (75MW to 125MW) while the decommissioning bond has not changed, which is going to be way off base and he is concerned.

Mr. Condino said generally in the agreements, the decommissioning bonds are set up to be reconsidered in three to five years.

VI. Unfinished Business:

- 1. **Convalt Deposit Allocation** – The proposed allocation is as follows: Pay legal fees to date - \$65,456.72 which leaves a remaining balance of \$59,543.28. The remaining balance will be applied to JCIDA in the amount of \$48,230.06 and the Sackets Harbor Local Development Corporation in the amount of \$11,313.22. Mr. Weir said there is a further outstanding bill for the Land Development Agreement (approximately \$35,000) that was done prior to the improvements that were made on the site. A motion was made by Mr. Converse to approve the allocation as presented, seconded by Mr. Walldroff.

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VII. New Business: None.

VIII. Counsel:

1. Authorizing Resolution No. 06.04.2026.01 – Authorizing Administration of Host Community Agreements for NSF Chaumont Sites – Attorney Miller said the projects were developed by Norbut Solar Farms. There was a mishmash of 487 applications submitted instead of coming to the IDA for 23MW aggregated across five projects. The mixed response to the 487 applications resulted in a disjointed exemption profile and some litigation with the Town of Lyme that is being resolved as part of this reconciliation. Five separate Host Community Agreements (HCA) are going to be executed in favor of the Town of Lyme, the Village of Chaumont and the County. The school has their own donation arrangement. The proposal involved the IDA serving as the omnibus administrator for each of the HCAs. Attorney Miller said as he understands it, the Town has approved the settlement, the Village has approved their participation, and the County adopted a resolution authorizing the HCAs. The IDA’s role is to collect and remit and is being asked to do this as an accommodation without any annual administrative fees for the responsibility of managing the contracts. The resolution allows the IDA to sign the HCAs as an administrator.

Mr. Warneck provided background. He said the town and village failed to respond to the 487 and the county never negotiated a PILOT. County leadership decided they should collect taxes for the projects that are not paying the taxing jurisdictions. With the help of Assemblyman Scott Gray, a meeting was set up to negotiate payments. The final negotiation is that the IDA will collect the check and distribute it out; we will not have any enforcement mechanisms. The arrangement ended the litigation with the town over the assessments, taxation, and questions about the valuation model.

A motion was made by Mr. Warneck, seconded by Mr. Condino to approve the resolution. Discussion ensued. Mr. Warneck indicated that the first payment is due January 2027. Mr. Converse commented that we have tried hard over the years to make sure the municipalities are in sync with what is happening. Mr. Piche said the county has put forward a local law that will allow the county government to issue building permits for solar projects, so now there will be an additional clearinghouse through the county. He said they won’t issue a building permit unless the tax situation is settled and will only apply for projects that are in our scope (not on the ORES side). This will affect the towns that have agreements with the county for building codes. Roll call vote: Mr. Aliasso – Absent, Mr. Converse – Yea, Mr. Condino – Yea, Mr. Johnson – Yea, Mr. L’Huillier – Yea, Mr. Walldroff – Yea, Mr. Warneck – Yea. Carried.

IX. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Converse, seconded by Mr. Condino. All in favor. The meeting was adjourned at 9:21 a.m.

Respectfully submitted,

Peggy Sampson