

Jefferson County Industrial Development Agency
800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915
www.jcida.com

Notice of Board Meeting

Date: June 25, 2026

To: Hon. William W. Johnson
David Converse
W. Edward Walldroff
Paul Warneck
Lisa L'Huillier
John Condino

From: Chairman Robert Aliasso

Re: Notice of Board of Directors Meeting

=====

The Jefferson County Industrial Development Agency will hold its Board Meeting on **Thursday, July 9, 2026 at 8:30 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at www.jcida.com.

Zoom:
<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09>
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.

pss

c: Marshall Weir, CEO
Jay Matteson
Dorena Kimball
Rob Aiken
Dr. Dawn M. Robinson
Charles Capone
Ryan Piche
Justin S. Miller, Esq.
Stephen Maier, Esq.
Media

BOARD MEETING AGENDA
Thursday, July 9, 2026 - 8:30 a.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – June 4, 2026**
- V. Treasurer’s Report – June 30, 2026**
- VI. Committee Reports**
 - a. Alternative Energy Ad Hoc Committee**
 - b. Building & Grounds Ad Hoc Committee**
 - c. Loan Review Committee**
 - d. Nominating Committee**
- VII. Unfinished Business**
- VIII. New Business**
- IX. Counsel**
- X. Adjournment**

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

DRAFT

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.

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. **Convault 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.

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

**Jefferson County Industrial Development Agency Management Dashboard
For the Six Months Ended June 30, 2026**

KEY PERFORMANCE INDICATORS						Benchmark Target-2026	Amount of Change	Percent Change	OPERATING STATEMENT						BUDGET 2026	June YTD vs. 2026 Budget	Percent Change		
2022	2023	2024	2025	2026	2022				2023	2024	2025	June YTD 2026	Amount of Change	Percent Change					
Industrial Development Agency										Revenue:									
Pilot Applications - Solar	5	0	0	1	0		(1)	-100%	Application & Process Fees	\$ 28,250	\$ 56,752	\$ 57,254	\$ 4,998	\$ -	\$ (4,998)	-100.00%	\$0	\$0	#DIV/0!
Pilots Awarded - Solar	3	0	0	0	0		0	#DIV/0!	PILOT/Sale Leaseback Fees	\$ 1,006,867	\$ 281,685	\$ 63,028	\$ -	\$ 21,500	\$ 21,500	#DIV/0!	\$655,900	(\$634,400)	-96.72%
Pilot Applications - Non-Solar	1	1	1	0	0		0	#DIV/0!	Fee Income - RLF Program	\$ 54,278	\$ 43,422	\$ 66,223	\$ 42,133	\$ 450	\$ (41,683)	-98.93%	\$15,000	(\$14,550)	-97.00%
Pilots Awarded - Non-Solar	0	2	1	0	0		0	#DIV/0!	Fee Income - Micro Program	\$ 31,459	\$ 24,187	\$ 8,160	\$ 9,805	\$ -	\$ (9,805)	-100.00%	\$8,000	(\$8,000)	-100.00%
Sales Tax Exempt Application	1	0	1	0	0		0	#DIV/0!	Airport Grants	\$ -	\$ 392,651	\$ -	\$ 451,944	\$ -	\$ (451,944)	-100.00%	\$0	\$0	#DIV/0!
Sales Tax Exempt Awarded	1	0	1	0	0		0	#DIV/0!	Grant Income - Federal ARPA	\$ 3,351,000	\$ -	\$ 792,000	\$ 916,000	\$ -	\$ (916,000)	-100.00%	\$0	\$0	#DIV/0!
RLF Loan Applications	2	5	2	0	1		1	#DIV/0!	Interest Income - RLF Program	\$ 28,463	\$ 34,656	\$ 59,099	\$ 69,375	\$ 51,603	\$ (17,772)	-25.62%	\$29,000	\$22,603	77.94%
RLF Loans Awarded	1	3	1	0	1		1	#DIV/0!	Interest Income - City Program	\$ 1,945	\$ -	\$ 1,250	\$ 14,937	\$ 6,139	\$ (8,797)	-58.90%	\$14,551	(\$8,412)	-57.81%
Micro Loan Applications	1	2	1	0	0		0	#DIV/0!	Interest Income - Micro Program	\$ 10,265	\$ 7,197	\$ 6,023	\$ 5,324	\$ 1,253	\$ (4,071)	-76.46%	\$3,600	(\$2,347)	-65.19%
Micro Loans Awarded	1	1	1	0	0		0	#DIV/0!	Late Pymt Penalty - Micro	\$ 331	\$ 234	\$ 178	\$ -	\$ 370	\$ 370	#DIV/0!	\$0	\$370	#DIV/0!
City Loan Applications	0	0	1	0	0		0	#DIV/0!	Miscellaneous Income	\$ 6,243,755	\$ 3,451,213	\$ 31,684	\$ (380)	\$ 132,498	\$ 132,878	-34974.28%	\$1,200	\$131,298	10941.49%
City Loans Awarded	0	0	1	0	0		0	#DIV/0!	Total Revenue	\$10,756,614	\$4,291,997	\$ 1,084,900	\$ 1,514,135	\$ 213,814	\$(1,300,321)	-85.88%	\$727,251	\$(513,437)	-70.60%
Capital Resources										Expenses:									
Cash/Savings	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	Bal @ 6/30/26	Amount of Change	Percent Change	Admin Service Expenses	\$ 792,256	\$ 412,577	\$ 654,225	\$ (59,475)	\$ -	\$ 59,475	-100.00%	\$565,451	(\$565,451)	-100.00%
Unrestricted Checking	\$ 349,648	\$ 1,608,663	\$ 1,388,449	\$ 698,404	\$ 633,212	\$ 57,923	\$ (575,290)	-90.85%	Grant Expense - Federal ARPA	\$ 2,351,000	\$ 3,341,567	\$ 292,000	\$ 916,000	\$ -	\$ (916,000)	-100.00%	\$0	\$0	#DIV/0!
Unrestricted Savings	\$ 1,414,033	\$ 258,472	\$ 258,734	\$ 258,997	\$ 59,098	\$ 1,644,713	\$ 1,585,616	2683.05%	Professional Fees	\$ 11,400	\$ 21,900	\$ 19,800	\$ 23,250	\$ 20,585	\$ (2,665)	-11.46%	\$25,000	(\$4,415)	-17.66%
Pilot Checking	\$ -	\$ -	\$ -	\$ 16,377	\$ 1,606	\$ 46,479	\$ 44,873	2793.53%	Legal Fees	\$ 70,247	\$ 34,295	\$ 47,316	\$ 78,610	\$ 24,197	\$ (54,413)	-69.22%	\$58,000	(\$33,803)	-58.28%
RLF Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	Insurance	\$ 51,781	\$ 22,565	\$ 25,983	\$ 30,016	\$ 8,394	\$ (21,622)	-72.04%	\$26,000	(\$17,606)	-67.72%
RLF Savings	\$ 1,918,955	\$ 2,455,403	\$ 2,159,504	\$ 2,071,678	\$ 2,181,788	\$ 2,373,266	\$ 191,478	8.78%	Taxes	\$ 2,800	\$ 3,238	\$ 3,462	\$ 4,093	\$ 4,334	\$ 241	5.88%	\$15,000	(\$10,666)	-71.11%
Microenterprise Checking	\$ 94,338	\$ 106,311	\$ 93,587	\$ 104,436	\$ 139,152	\$ 152,227	\$ 13,075	9.40%	RLF Program Expense	\$ 54,300	\$ 43,455	\$ 66,223	\$ 44,133	\$ -	\$ (44,133)	-100.00%	\$15,000	(\$15,000)	-100.00%
City Checking	\$ 207,871	\$ 287,877	\$ 287,877	\$ 42,516	\$ 62,506	\$ 73,751	\$ 11,245	17.99%	Micro Program Expense	\$ 31,459	\$ 24,120	\$ 10,036	\$ 7,929	\$ -	\$ (7,929)	-100.00%	\$6,000	(\$6,000)	-100.00%
Total	\$ 3,984,844	\$ 4,716,726	\$ 4,188,151	\$ 3,192,408	\$ 3,077,361	\$ 4,348,359	\$ 1,270,997	41.30%	Other Expenses	\$ 5,996,087	\$ 199,720	\$ 390,782	\$ 368,319	\$ 2,255	\$ (366,063)	-99.39%	(\$3,300)	\$5,555	-168.34%
RLF Receivables	Original Loan	12/31/25	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Pay-off	Total Expenses	\$ 9,361,330	\$4,103,437	\$ 1,509,828	\$ 1,412,874	\$ 59,765	\$(1,353,109)	-95.77%	\$707,151	(\$647,387)	-91.55%
Convall Energy, LLC	\$ 1,050,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 1,121,649	Net Profit/Loss	\$ 1,395,284	\$ 188,561	\$ (424,928)	\$ 101,261	\$ 154,050	\$ 52,788	52.13%	20,100	\$133,950	666.42%
JCIDA	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ -	Depreciation Expense	\$ 79,647	\$ 135,287	\$ 79,647	\$ 16,296	\$ 8,148	\$ (8,148)	-50.00%	\$16,500	(\$8,352)	-50.62%
LCO Destiny, LLC	\$ 325,182	\$ 207,046	\$ 207,046	\$ 207,046	\$ 207,046	\$ 207,046	\$ 207,046	\$ -	Profit/(Loss)	\$ 1,315,638	\$ 53,273	\$ (504,575)	\$ 84,966	\$ 145,902	\$ 60,936	71.72%	\$3,600	\$142,302	3952.83%
Marzano Excavating, LLC	\$ 120,000	\$ 109,506	\$ 109,041	\$ 108,574	\$ 108,104	\$ 107,632	\$ 107,157	\$ -	Grand Total Expenses	\$ 9,361,330	\$4,103,437	\$ 1,509,828	\$ 1,412,874	\$ 59,765	\$(1,353,109)	-95.77%	707,151	(\$647,387)	-91.55%
The Treehouse Hourly Child Care, LLC	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	Net Profit/Loss Before Depreciation	\$ 1,395,284	\$ 188,561	\$ (424,928)	\$ 101,261	\$ 154,050	\$ 52,788	52.13%	20,100	\$133,950	666.42%
Three Mile Bay Ventures, LLC	\$ 250,000	\$ 242,174	\$ 242,174	\$ 242,174	\$ 241,594	\$ 240,424	\$ 240,424	\$ 277,469	Depreciation Expense	\$ 79,647	\$ 135,287	\$ 79,647	\$ 16,296	\$ 8,148	\$ (8,148)	-50.00%	\$16,500	(\$8,352)	-50.62%
Totals	\$ 2,475,182	\$ 2,108,725	\$ 2,108,260	\$ 2,107,793	\$ 2,136,743	\$ 2,135,102	\$ 1,927,582	\$ 1,429,118	Profit/(Loss)	\$ 1,315,638	\$ 53,273	\$ (504,575)	\$ 84,966	\$ 145,902	\$ 60,936	71.72%	\$3,600	\$142,302	3952.83%
Micro Receivables																			
Colleen's Cherry Tree Inn	\$ 23,627	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 19,014											
Clayton Island Tours, LLC	\$ 40,000	\$ 20,158	\$ 18,810	\$ 18,130	\$ 17,448	\$ 16,762	\$ 16,072	\$ -											
Droin Distribution LTD	\$ 20,000	\$ 16,464	\$ 15,854	\$ 15,546	\$ 15,237	\$ 14,927	\$ 14,615	\$ -											
Painfull Acres	\$ 53,192	\$ 5,458	\$ 5,458	\$ 5,458	\$ 5,186	\$ 5,186	\$ 5,186	\$ -											
Pink Kettle, LLC	\$ 24,800	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 9,272											
Taste of Design	\$ 20,025	\$ 5,736	\$ 5,736	\$ -	\$ -	\$ -	\$ -	\$ -											
Willowbrook Enterprise, INC.	\$ 40,000	\$ 9,442	\$ 8,009	\$ 7,288	\$ 6,564	\$ 5,836	\$ 5,106	\$ -											
Totals	\$ 221,643	\$ 84,955	\$ 81,563	\$ 74,120	\$ 72,132	\$ 70,409	\$ 68,677	\$ 28,285											
Miscellaneous Receivables																			
4XL, LLC	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -											
302 Globe, LLC	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -											
Colleen's Cherry Tree Inn	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30											
Convall Energy, LLC	\$ 49,947	\$ 49,947	\$ 38,717	\$ 38,717	\$ 38,717	\$ 38,717	\$ 38,717	\$ 38,717											
Three Mile Bay Ventures, LLC	\$ 36,400	\$ 36,400	\$ 36,400	\$ 36,400	\$ 36,400	\$ 36,400	\$ 36,400	\$ 36,400											
Totals	\$ 86,377	\$ 86,377	\$ 75,147	\$ 75,147	\$ 80,147	\$ 78,147	\$ 75,147	\$ 75,147											
Watertown Economic Growth Fund																			
Hale's Bus Garage LLC	\$ 250,000	\$ 244,418	\$ 242,105	\$ 241,066	\$ 240,162	\$ 238,862	\$ 237,557	\$ -											
Totals	\$ 3,033,202	\$ 2,524,476	\$ 2,507,076	\$ 2,498,125	\$ 2,529,183	\$ 2,522,519	\$ 2,308,962	\$ 1,532,550											

Aging Days Receivable A = 30 Days B = 60 Days C = 90 Days D = 150 Days E = 180 Days F = 180 +

Jefferson County IDA
Cash Disbursements Journal
For the Period From Jun 1, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
6/2/26	8282	200001 100001	Invoice: 26-435 BERNIER, CARR & ASSOCIATES, P.C.	639.90	639.90
6/16/26	8283	200001 100001	Invoice: 9-329-05126 FEDERAL EXPRESS CORP.	67.43	67.43
6/16/26	8284	200001 100001	Invoice: X8841 HARRIS BEACH MURTHA CULLINA	1,500.00	1,500.00
6/16/26	8285	200001 100001	Invoice: 6/15/26 JEFFERSON COUNTY CLERK	90.50	90.50
6/16/26	8286	200001 100001	Invoice: 99900000715951 NYS DEC	110.00	110.00
6/16/26	8287	200001 100001	Invoice: 8617 RIVERSIDE MEDIA GROUP	509.40	509.40
6/30/26	8288	200001 100001	Invoice: 26-542A BERNIER, CARR & ASSOCIATES, P.C.	484.80	484.80
	Total			3,402.03	3,402.03

**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.

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

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

**Jefferson County Industrial Development Agency
Loan Review Committee Meeting Minutes
June 24, 2026**

Present: David Converse (Chair), John Condino, Charles Capone

Absent: Rob Aliasso

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, William Johnson, Paul Warneck

Zoom: Rob Aiken, Lisa L'Huillier

I. Call to Order: Mr. Converse called the meeting to order at 8:14 a.m.

II. Other/Unfinished Business –

- 1. Three Mile Bay Ventures (TMBV) – Proposal for repayment of exemption of sales tax fee –** A proposal created by Ms. Kimball to initiate notice for a loan agreement with TMBV for repayment of the JCIDA fee of \$36,400 at 6% interest, 5-year term with monthly payment of \$703.71.

Ms. Kimball said the proposal is to start the discussion of collecting monthly for a benefit already realized. If it is approved by the board, then Ms. Kimball will approach TMBV to create a formal plan for collection.

Mr. Converse said that he is concerned with pushing it out for five years. He said we can put more pressure on them to pay or initiate the claw back process.

Mr. Weir said that staff will reach out to TMBV to get an update and create a plan before next month's loan review committee meeting.

III. Adjournment: With no further business before the committee, Mr. Condino made a motion to adjourn the meeting, seconded by Mr. Capone. The meeting was adjourned at 8:27 a.m.

Respectfully submitted,

Peggy Sampson

**Jefferson County Industrial Development Agency
Nominating Committee Meeting Minutes
June 24, 2026**

The Jefferson County Industrial Development Agency held a nominating committee meeting on Wednesday, June 24, 2026.

Present: William Johnson
Zoom: Lisa L'Huillier (Chair)

Absent: W. Edward Walldroff

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Paul Warneck, John Condino, David Converse, Charles Capone
Zoom: Rob Aiken

- I. **Call to Order:** Chairwoman L'Huillier called the meeting to order at 8:05 a.m.
- II. **Pledge of Allegiance**
- III. **JCLDC Board Vacancy** – There is one vacancy created by Dr. Gregory Gardner's recent resignation; his term expires 12/31/26.

Mr. Weir said staff discussed a few internal suggestions for those with an agricultural background, general business knowledge, and good contacts with Albany.

Mr. Matteson reiterated that staff considered the current business representation on the board, candidates with a strong rural/agricultural community presence, and connections that they have.

Mr. Weir said that he will discuss the potential candidates with Mr. Johnson (as Chairman of the Board of Legislators) and reach out to those candidates to see if there is interest in serving on the JCLDC Board of Directors.

- IV. **Adjournment:** With no further business before the committee, a motion to adjourn the meeting was made by Mr. Johnson, seconded by Ms. L'Huillier. The meeting was adjourned at 8:13 a.m.

Respectfully submitted,
Peggy Sampson

