

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: July 23, 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, August 6, 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, August 6, 2026 - 8:30 a.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – July 9, 2026**
- V. Treasurer’s Report – July 31, 2026**
- VI. Committee Reports**
 - a. Alternative Energy Ad Hoc Committee**
 - b. Building & Grounds Ad Hoc Committee**
 - i. (Jefferson County Corporate Park) Expansion Site Plan Review for Aviagen North America Inc.**
- VII. Unfinished Business**
 - 1. Resolution No. 08.06.2026.01 – Ratifying an Agreement of Adjustment and Release of Owner and Authorizing CEO to Execute Closing Papers on behalf of JCIDA (Parcel 82.08-1-3.2, Turn Lane at JCCP)**
- VIII. New Business**
- IX. Counsel**
 - 1. Authorizing Resolution No. 08.06.2026.02 for Three Mile Bay Ventures LLC Installment Agreement**
- X. Adjournment**

**Jefferson County Industrial Development Agency
Board Meeting Minutes
July 9, 2026**

DRAFT

The Jefferson County Industrial Development Agency held its board meeting on Thursday, July 9, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

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

Excused: Robert E. Aliasso, Jr.

Absent: None

Also Present: Dr. Dawn Robinson, Ryan Piche (Jefferson County Administrator)
Zoom: Justin Miller, Esq. (Harris Beach), Rob Aiken, Charles Capone

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

- I. Call to Order:** Vice Chairman Johnson called the meeting to order at 8:37 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on June 4, 2026 were presented. A motion to approve the minutes as presented was made by Mr. Walldroff, seconded by Mr. Converse. All in favor. Carried.
- IV. Treasurer's Report:** Mr. Warneck reviewed the Dashboard prepared by Ms. Kimball for the period ending June 30, 2026. The Dashboard includes Key Performance Indicators, Capital Resources, Operating Statement and Budget. A motion was made by Ms. L'Huillier to accept the financial statement as presented, seconded by Mr. Condino. All in favor. Carried.
- V. Committee Reports:**
 - a. Alternative Energy Committee** – Mr. Warneck mentioned that a Western New York solar project is gaining national attention.
 - b. Building and Grounds Committee** – Mr. Condino reviewed the June 24th committee minutes. Discussion points were as follows:
 - i. Variance** – the committee suggested that Alex Morgia reach out to the Town of Watertown Planning Board and the Jefferson County Codes office to make sure the building is compliant. We are waiting to hear back from Mr. Morgia.
 - ii. RFP for Parcel 73.20-1-2.11 (Jefferson County Corporate Park)** – Mr. Weir said he sent out the RFP to an interested party yesterday and has not received any responses to date. The RFP is due back in September.
 - iii. Airport Corporate Park** – Mr. Condino, Mr. Weir and Mr. Matteson met with Ryan Piche and the County Highway Superintendent to come up with a plan to clean up the site. It was noted that Luck Brothers will clean up the area that they have been using as a staging area before vacating.

Jefferson County Industrial Development Agency
Board Meeting Minutes
July 9, 2026

DRAFT

- c. **Loan Review Committee** – Mr. Converse reviewed the June 24th loan review minutes. He said staff will reach out to Three Mile Bay Ventures to come up with a repayment plan.
- d. **Nominating Committee** – Ms. L’Huillier reviewed the June 24th committee minutes. Mr. Matteson said he had a preliminary conversation with a possible candidate and will follow up to see if they are interested in serving on the JCLDC board of directors.

VI. Unfinished Business: None.

VII. New Business:

- 1. **Jefferson County Corporate Park – Proposed Tenant Expansion Project** – Mr. Weir said he received a call yesterday regarding a proposed expansion for an existing business in the new part of the park. He said they want to add loading docks in the front of the building as well as four additional parking spaces. Mr. Condino suggested scheduling a building and grounds committee meeting next week to review the plans; board members agreed.

VIII. Counsel: None.

IX. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Walldroff, seconded by Ms. L’Huillier. All in favor. The meeting was adjourned at 8:52 a.m.

Respectfully submitted,

Peggy Sampson

Jefferson County Industrial Development Agency Management Dashboard
For the Six Months Ended July 31, 2026

KEY PERFORMANCE INDICATORS						Benchmark Target-2026	Amount of Change	Percent Change	OPERATING STATEMENT										BUDGET		
2022	2023	2024	2025	2026	2022				2023	2024	2025	July YTD 2026	Amount of Change	Percent Change	2026	July YTD vs. 2026 Budget	Percent Change				
Industrial Development Agency									Revenue:												
Pilot Applications - Solar	5	0	0	1	0		(1)	-100%	\$ 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!	\$ 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!	\$ 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!	\$ 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!		\$ 392,651	\$ -	\$ 451,944	\$ -	\$ (451,944)	-100.00%	\$0	\$0	#DIV/0!			
Sales Tax Exempt Awarded	1	0	1	0	0		0	#DIV/0!	\$ 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!	\$ 28,463	\$ 34,656	\$ 59,099	\$ 69,375	\$ 53,814	\$ (15,561)	-22.43%	\$29,000	\$24,814	85.57%			
RLF Loans Awarded	1	3	1	0	1		1	#DIV/0!	\$ 1,945	\$ -	\$ 1,250	\$ 14,937	\$ 7,327	\$ (7,610)	-50.94%	\$14,551	(\$7,224)	-49.64%			
Micro Loan Applications	1	2	1	0	0		0	#DIV/0!	\$ 10,265	\$ 7,197	\$ 6,023	\$ 5,324	\$ 1,515	\$ (3,809)	-71.54%	\$3,600	(\$2,085)	-57.92%			
Micro Loans Awarded	1	1	1	0	0		0	#DIV/0!	\$ 331	\$ 234	\$ 178	\$ -	\$ 370	\$ 370	#DIV/0!	\$0	\$370	#DIV/0!			
City Loan Applications	0	0	1	0	0		0	#DIV/0!	\$ 6,243,755	\$ 3,451,213	\$ 31,684	\$ (380)	\$ 132,619	\$ 132,999	-35006.14%	\$1,200	\$131,419	10951.58%			
City Loans Awarded	0	0	1	0	0		0	#DIV/0!	\$10,756,614	\$4,291,997	\$ 1,084,900	\$ 1,514,135	\$ 217,596	\$ (1,296,539)	-85.63%	\$727,251	(\$509,655)	-70.08%			
Capital Resources									Expenses:												
Cash/Savings	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	Bal @ 7/31/26	Amount of Change	Percent Change	\$ 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	\$ 40,973	\$ (592,240)	-93.53%	\$ 2,351,000	\$ 3,341,567	\$ 292,000	\$ 916,000	\$ 15,000	\$ (901,000)	-98.36%	\$0	\$15,000	#DIV/0!			
Unrestricted Savings	\$ 1,414,033	\$ 258,472	\$ 258,734	\$ 258,997	\$ 59,098	\$ 1,644,834	\$ 1,585,737	2683.26%	\$ 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	\$ -	\$ (1,606)	-100.00%	\$ 70,247	\$ 34,295	\$ 47,316	\$ 78,610	\$ 25,697	\$ (52,913)	-67.31%	\$58,000	(\$32,303)	-55.69%			
RLF Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ 51,781	\$ 22,565	\$ 25,983	\$ 30,016	\$ 10,744	\$ (19,272)	-64.21%	\$26,000	(\$15,256)	-58.68%			
RLF Savings	\$ 1,918,955	\$ 2,455,403	\$ 2,159,504	\$ 2,071,678	\$ 2,181,788	\$ 2,376,483	\$ 194,695	8.92%	\$ 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	\$ 155,460	\$ 16,308	11.72%	\$ 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	\$ 76,248	\$ 13,743	21.99%	\$ 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	\$ 4,293,998	\$ 1,216,637	39.64%	\$ 5,996,087	\$ 199,720	\$ 390,782	\$ 368,319	\$ 2,704	\$ (365,614)	-99.27%	(\$3,300)	\$6,004	-181.95%			
RLF Receivables	Original Loan	12/31/25	3/31/26	4/30/26	5/31/26	6/30/26	7/31/26	Pay-off	\$ 9,361,330	\$4,103,437	\$ 1,509,828	\$ 1,412,874	\$ 79,064	\$ (1,333,810)	-94.40%	\$707,151	(\$628,087)	-88.82%			
Convalt Energy, LLC	\$ 1,050,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 1,139,149	\$ 1,395,284	\$ 188,561	\$ (424,928)	\$ 101,261	\$ 138,532	\$ 37,271	36.81%	20,100	\$118,432	589.21%			
JCIDA	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ -	\$ 79,647	\$ 135,287	\$ 79,647	\$ 16,296	\$ 9,506	\$ (6,790)	-41.67%	16,500	(\$6,994)	-42.39%			
LCO Destiny, LLC	\$ 325,182	\$ 207,046	\$ 207,046	\$ 207,046	\$ 207,046	\$ -	\$ -	\$ -	\$ 1,315,638	\$ 53,273	\$ (504,575)	\$ 84,966	\$ 129,026	\$ 44,060	51.86%	\$3,600	\$125,426	3484.06%			
Marzano Excavating, LLC	\$ 120,000	\$ 109,506	\$ 108,574	\$ 108,104	\$ 107,632	\$ 107,157	\$ 106,201	\$ -													
The Treehouse Hourly Child Care, LLC	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000													
Three Mile Bay Ventures, LLC	\$ 250,000	\$ 242,174	\$ 242,174	\$ 241,594	\$ 240,424	\$ 240,424	\$ 239,835	\$ 277,469													
Totals	\$ 2,475,182	\$ 2,108,725	\$ 2,107,793	\$ 2,136,743	\$ 2,135,102	\$ 1,927,582	\$ 1,926,037	\$ 1,446,618													
Micro Receivables																					
Colleen's Cherry Tree Inn	\$ 23,627	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 18,734	\$ 19,107													
Clayton Island Tours, LLC	\$ 40,000	\$ 20,158	\$ 18,130	\$ 17,448	\$ 16,762	\$ 16,072	\$ 15,379	\$ -													
Droin Distribution LTD	\$ 20,000	\$ 16,464	\$ 15,546	\$ 15,237	\$ 14,927	\$ 14,615	\$ 14,301	\$ -													
Painfull Acres	\$ 53,192	\$ 5,458	\$ 5,458	\$ 5,186	\$ 5,186	\$ 5,186	\$ 4,688	\$ -													
Pink Kettle, LLC	\$ 24,800	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 8,963	\$ 9,328													
Taste of Design	\$ 20,025	\$ 5,736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
Willowbrook Enterprise, INC.	\$ 40,000	\$ 9,442	\$ 7,288	\$ 6,564	\$ 5,836	\$ 5,106	\$ 3,637	\$ -													
Totals	\$ 221,643	\$ 84,955	\$ 74,120	\$ 72,132	\$ 70,409	\$ 68,677	\$ 65,703	\$ 28,434													
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													
Convalt 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	\$ 80,147	\$ 78,147	\$ 75,147	\$ 75,147	\$ 75,147													
Watertown Economic Growth Fund																					
Hale's Bus Garage LLC	\$ 250,000	\$ 244,418	\$ 241,066	\$ 240,162	\$ 238,862	\$ 237,557	\$ 236,244	\$ -													
Totals	\$ 3,033,202	\$ 2,524,476	\$ 2,498,125	\$ 2,529,183	\$ 2,522,519	\$ 2,308,962	\$ 2,303,130	\$ 1,550,199													
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 Jul 1, 2026 to Jul 31, 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
7/20/26	8289	200001 100001	Invoice: 7/9/26 JEFFERSON COUNTY INDUSTRIAL	570.00	570.00
7/20/26	8290	200001 100001	Invoice: 7/9/26 SACKETS HARBOR LDC	430.00	430.00
7/22/26	8291	200001 100001	Invoice: 12605064 HARRIS BEACH MURTHA CULLINA	1,500.00	1,500.00
7/22/26	8292	200001 100001	Invoice: 500185969 NATIONAL GRID	15,000.00	15,000.00
Total				17,500.00	17,500.00

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
July 16, 2026**

Present: John Condino, Chair; David Converse, Paul Warneck, Rob Aiken

Absent: Rob Aliasso, Lisa L'Huillier

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

I. Call to Order: Chair Condino called the meeting to order at 8:00 a.m.

II. Jefferson County Corporate Park

1. **Aviagen North America Inc. – Expansion Plans** – Mr. Weir reported that he reached out to the park tenants regarding the proposed expansion project. He said that he had not received any push back; there was no response from one tenant.

Mr. Warneck said that he does not have a problem with the building design. He suggested Mr. Matteson speak with Aviagen about their biological waste and odor control.

Mr. Warneck said the park covenants have a road setback for 75 feet and pointed out that the Town of Watertown (Town) uses a different number. He said there is an original sign off in the file for parking in front of the building.

Mr. Weir said the Town approved the site plan contingent on IDA's review.

A motion was made by Mr. Converse to send the site plans to the full board of directors for review, seconded by Mr. Aiken. All in favor.

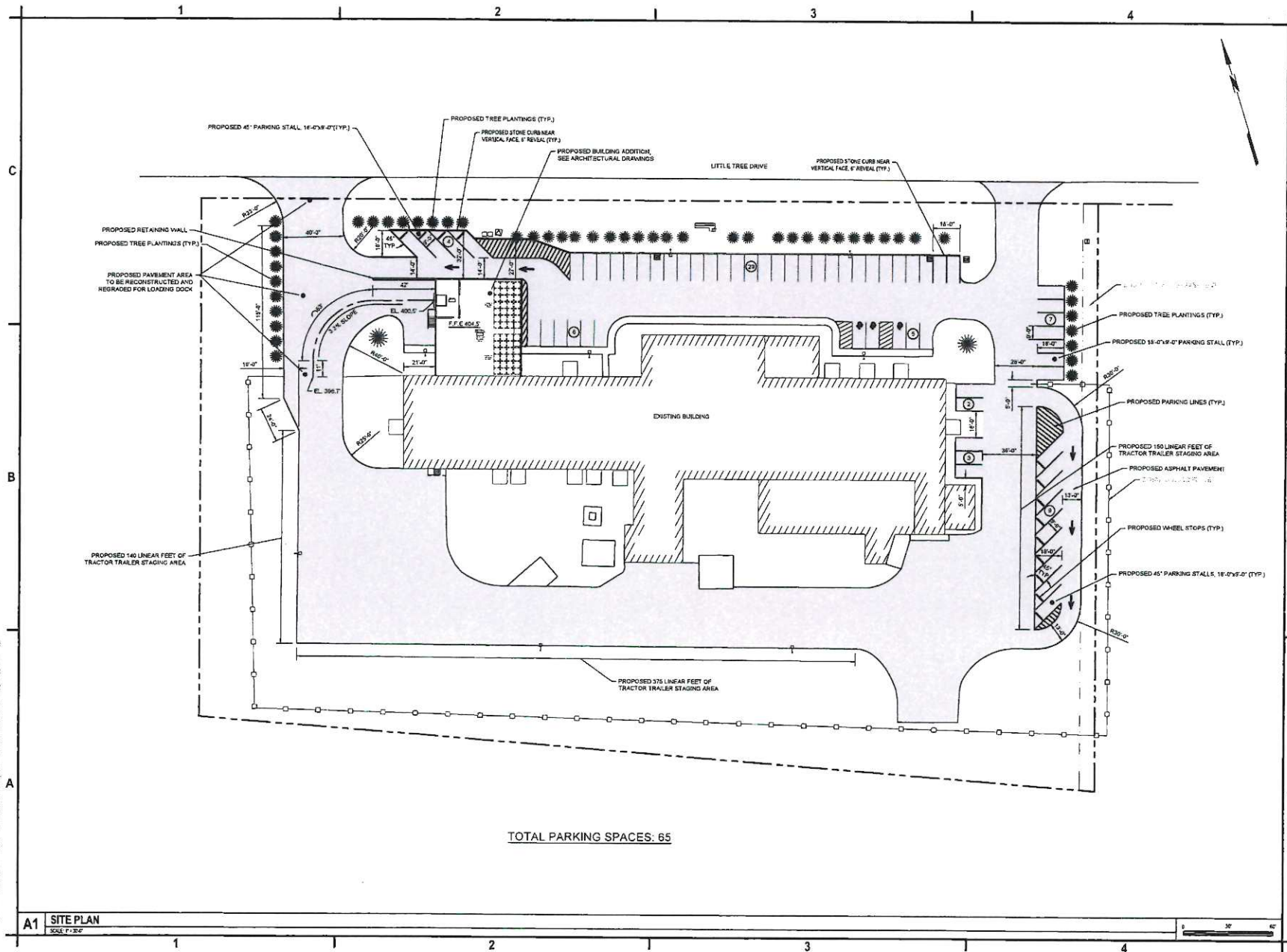
III. Other/Unfinished Business

1. **Jefferson County Corporate Park Variance at 22719 Fisher Road** – Mr. Weir said that Alex Morgia is working with the Town of Watertown and his engineer to address the sprinkler system and exit door(s) at the building to ensure compliance.

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 8:13 a.m.

Respectfully submitted,

Peggy Sampson



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-5557
www.cscos.com

CERTIFICATE OF AUTHORIZATION #1019102
PRELIMINARY
NOT FOR
CONSTRUCTION



EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
20768 LITTLE TREE DR.
WATERTOWN, NY 13601

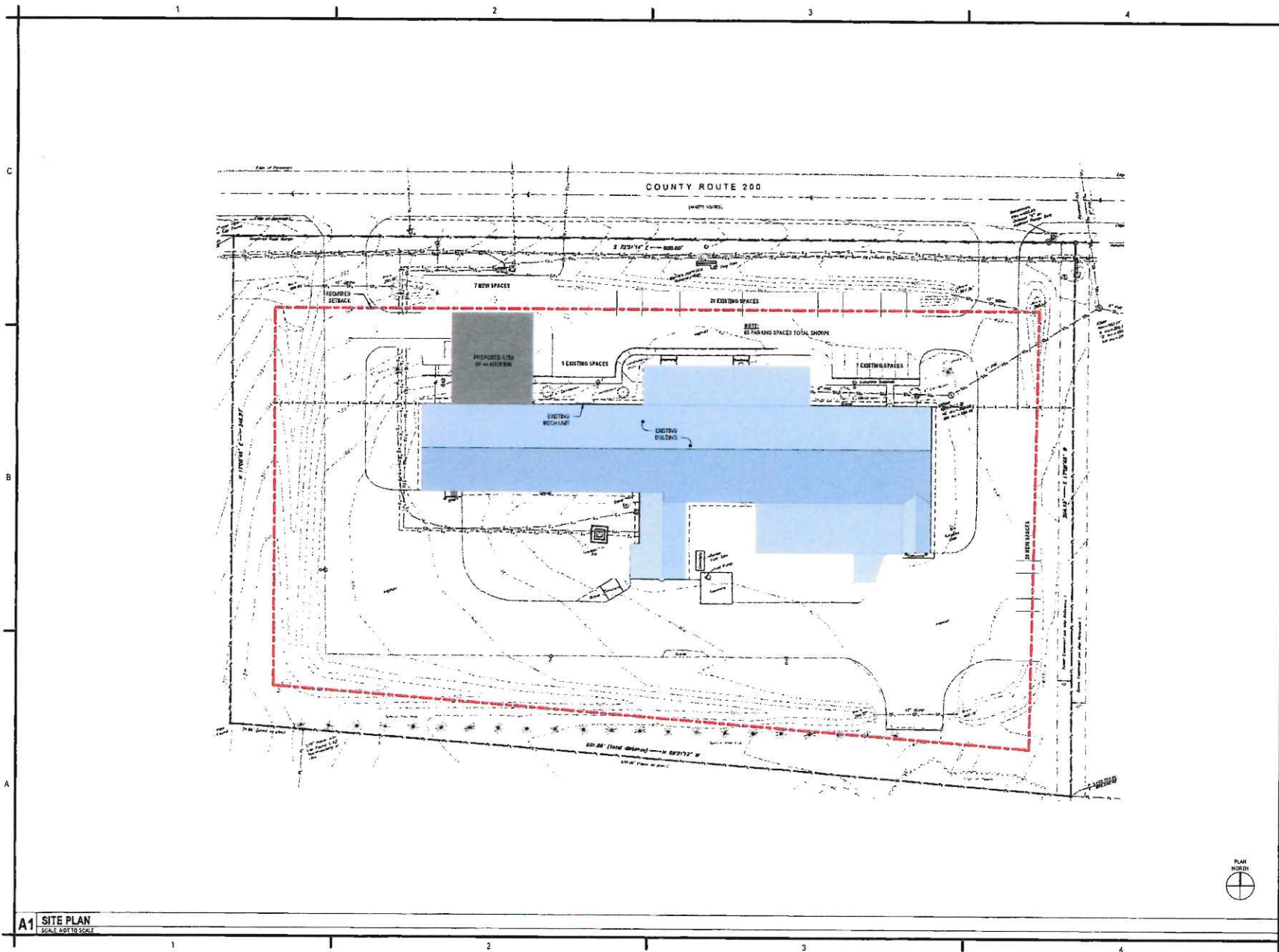
NAME	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712,055.001	
DATE	MAY 2023	
DRAWN BY	M. BUCKINGHAM	
DESIGNED BY	M.E. BARNES	
CHECKED BY	W. PERRINE, P.E.	
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 209 SUBSECTION 2 OF THE NEW YORK EDUCATION LAW		

CONCEPTUAL
SITE PLAN
(OPTION 2)

CS101

SHEET NO. ## OF ##

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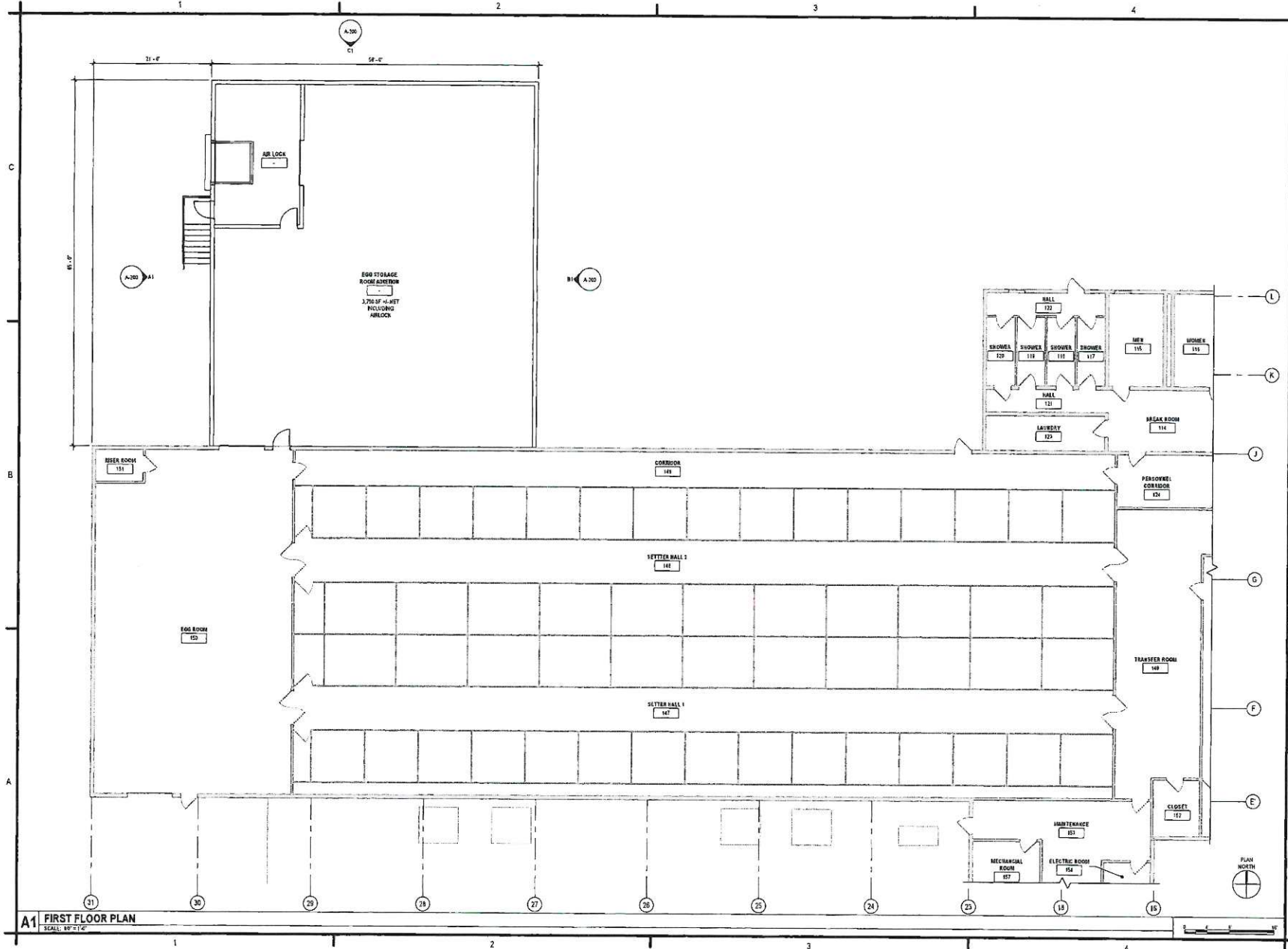


EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
20768 LITTLE TREE DR.
WATERTOWN, NY 13601

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712265.001	
DATE	APRIL 2026	
DRAWN BY	M.E. BARNES	
DESIGNED BY	M.E. BARNES	
CHECKED BY		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7014 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE PLAN

A-100



A1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



C&S Architects & Engineers, LLC
498 Col. Eileen Collins Blvd
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
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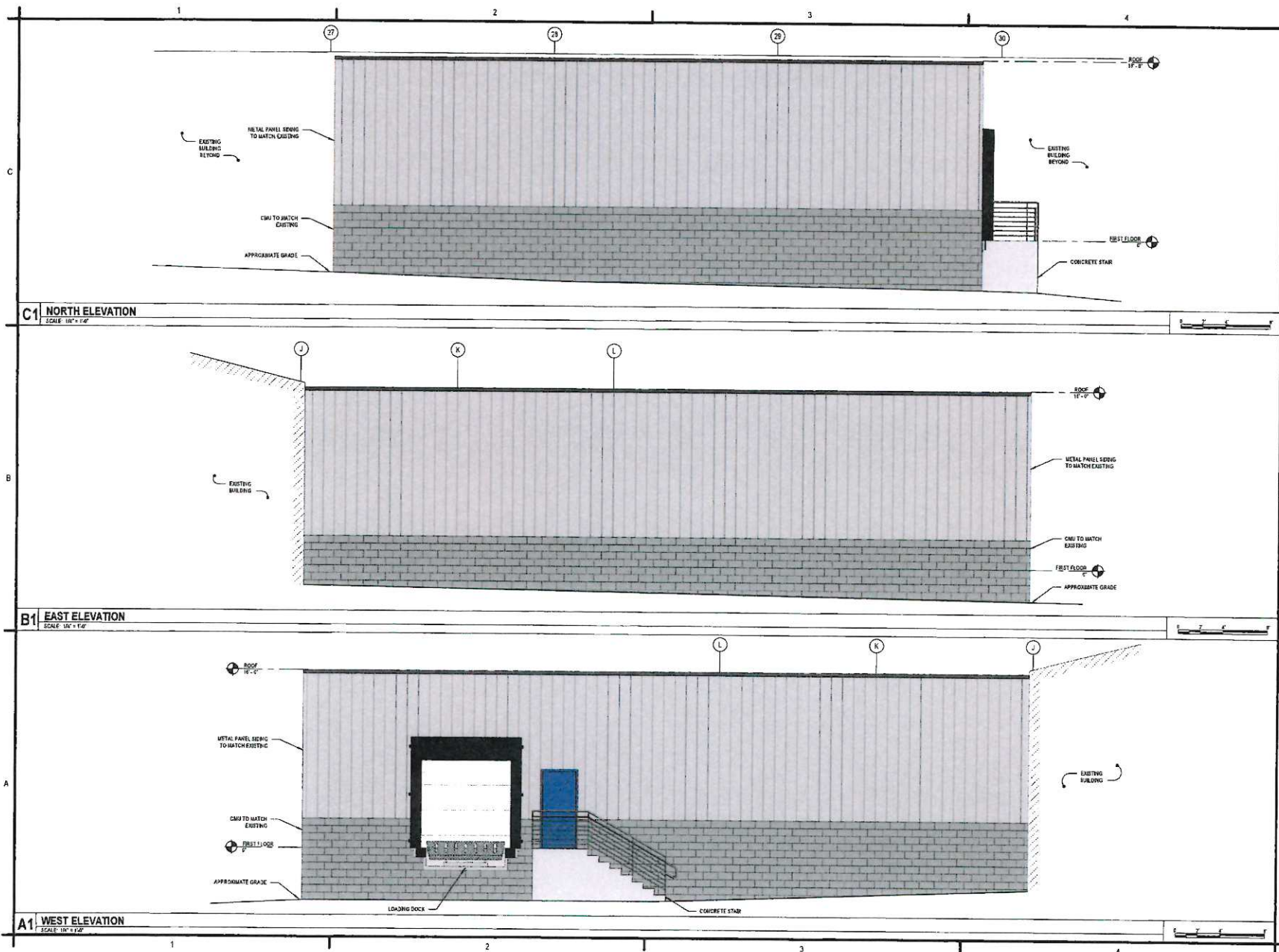
EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
20768 LITTLE TREE DR.
WATERTOWN, NY 13601

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712,055.001	
DATE	APRIL 2026	
DRAWN BY	M.E. BARNES	
DESIGNED BY	M.E. BARNES	
CHECKED BY		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

FIRST FLOOR PLAN

A-101

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EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
20768 LITTLE TREE DR.
WATERTOWN, NY 13601

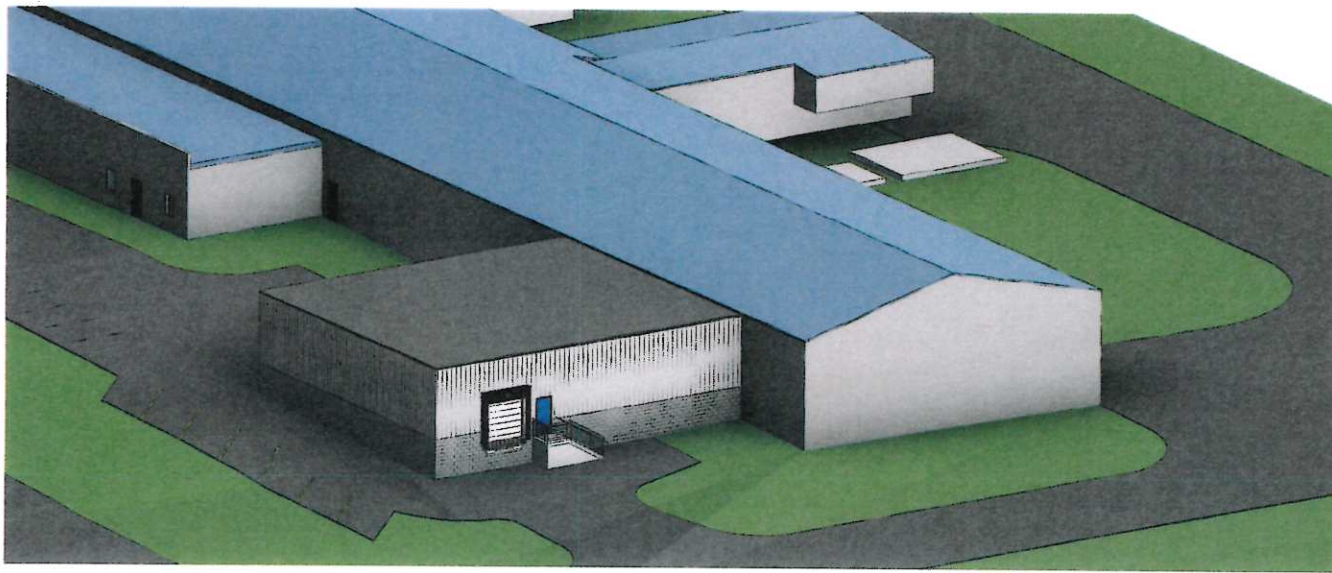
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712.055.001	
DATE	APRIL 2026	
DRAWN BY	M.E. BARNES	
DESIGNED BY	M.E. BARNES	
CHECKED BY		

NO ALTERATION PERMITTED HEREON
EXCEPT AS PROVIDED UNDER SECTION
7209 SUBDIVISION 3 OF THE NEW YORK
EDUCATION LAW

ELEVATIONS

A-200

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 Fax: 315-455-9667
 www.cscsa.com

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 NOT FOR CONSTRUCTION



EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
 20768 LITTLE TREE DR.
 WATERTOWN, NY 13601

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	712.055.001	
DATE	APRIL, 2025	
DRAWN BY:	M.E. BARNES	
DESIGNED BY:	M.E. BARNES	
CHECKED BY:		

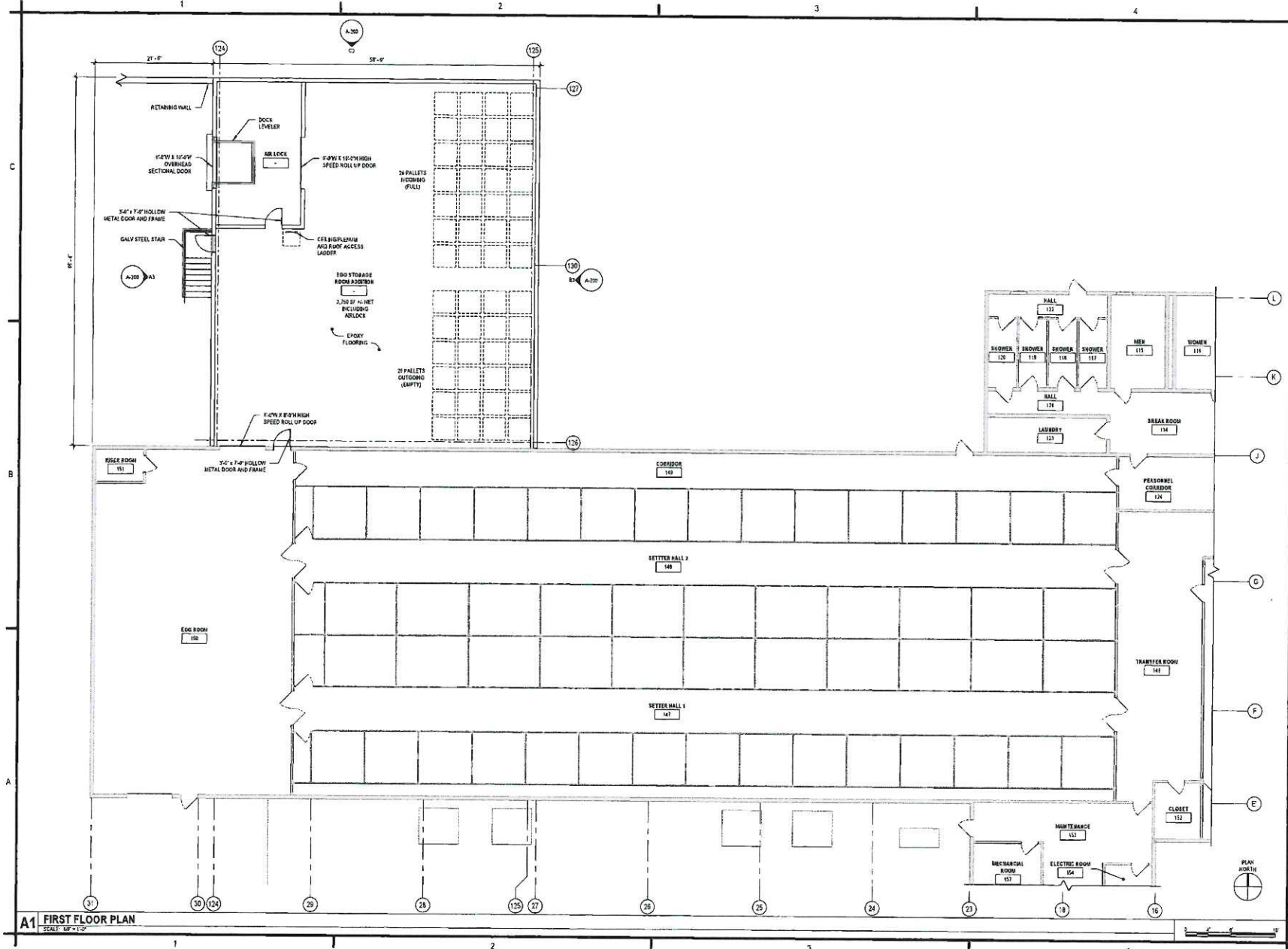
NO ALTERATION PERMITTED HEREON
 EXCEPT AS PROVIDED UNDER SECTION
 7209 SUBDIVISION 2 OF THE NEW YORK
 EDUCATION LAW

MASSING MODEL VIEW

A-900



A1 MASSING MODEL VIEW
 SCALE: NOT TO SCALE



C&S Architects & Engineers, LLC
 499 Col. Elken Collins Blvd
 Syracuse, New York 13212
 Phone: 315-455-2000
 Fax: 315-455-9667
 www.cscs.com

PRELIMINARY
 NOT FOR CONSTRUCTION



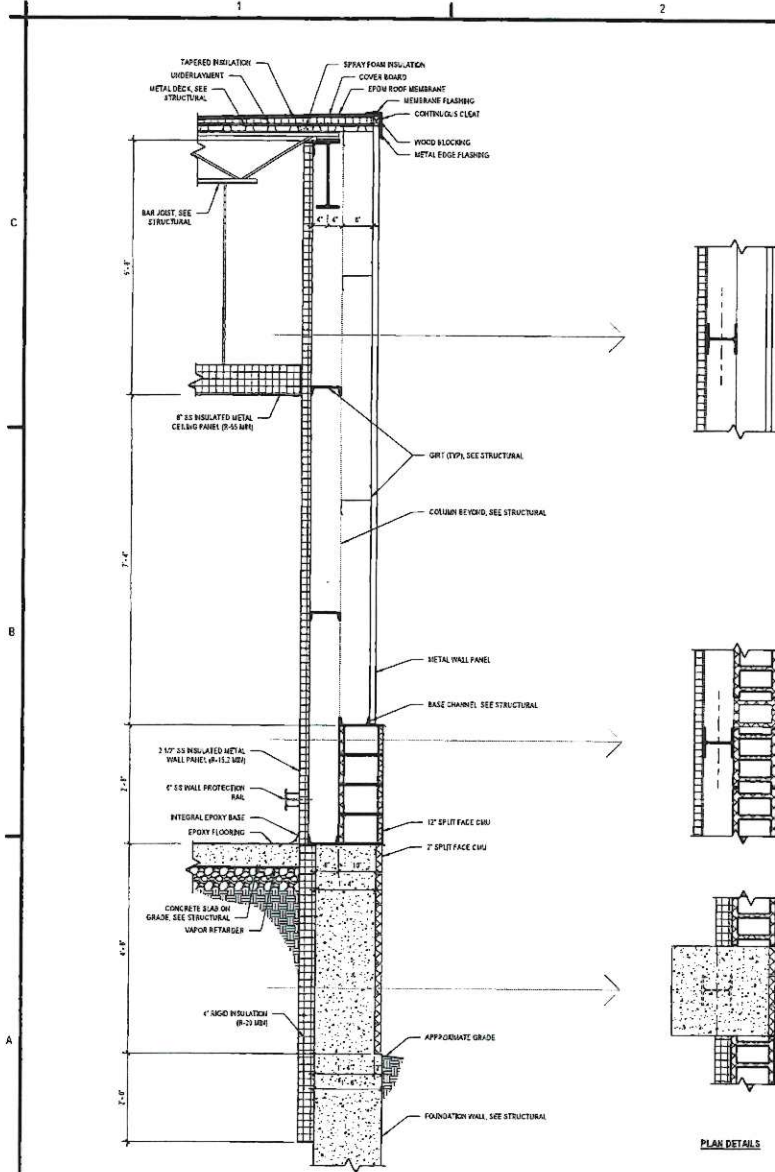
EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
 20768 LITTLE TREE DR.
 WATERTOWN, NY 13601

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712,055,001	
DATE	JUNE 2026	
DRAWN BY	M.E. BARNES	
DESIGNED BY	M.E. BARNES	
CHECKED BY		

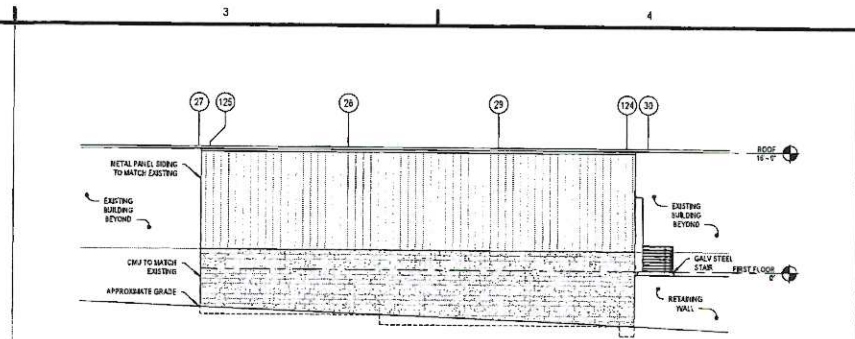
NO ALTERATION PERMITTED HEREON
 EXCEPT AS PROVIDED UNDER SECTION
 7308 SUBDIVISION 2 OF THE NEW YORK
 EDUCATION LAW

FIRST FLOOR PLAN

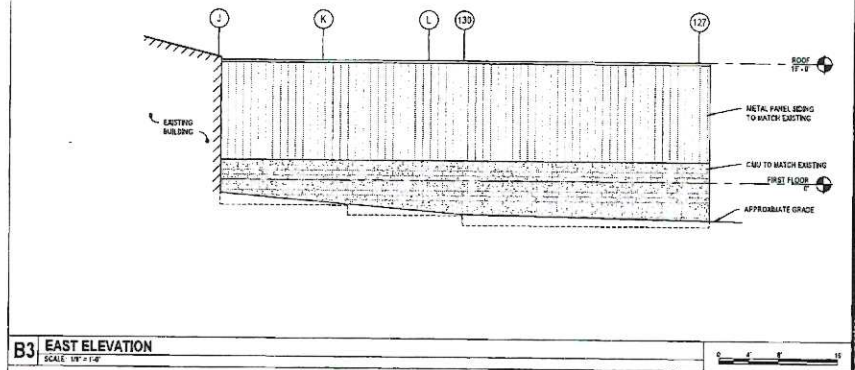
A-101



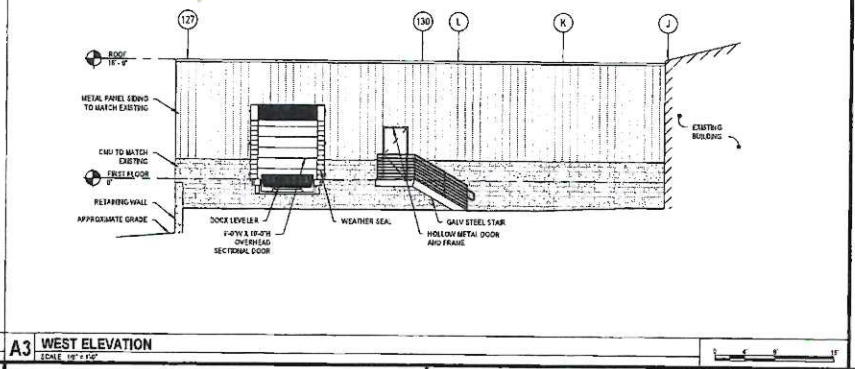
A1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



C3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



C&S Architects & Engineers, LLC
499 Col. Eileen Collins Blvd
Syosset, New York 11791
Phone: 315-455-2000
Fax: 315-455-9667
www.cscen.com

PRELIMINARY
NOT FOR CONSTRUCTION



EGG ROOM ADDITION
AVIAGEN NORTH AMERICA INC.
20768 LITTLE TREE DR.
WATERTOWN, NY 13601

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO.	712.035.001	
DATE	JUNE 2026	
DRAWN BY:	M.E. BARNES	
DESIGNED BY:	M.E. BARNES	
CHECKED BY:		

NO ALTERATION PERMITTED HEREON
EXCEPT AS PROVIDED UNDER SECTION
7099 SUBDIVISION 2 OF THE NEW YORK
EDUCATION LAW

**ELEVATIONS AND
WALL SECTION**

A-200

**RESOLUTION OF THE GOVERNING BODY OF THE
Jefferson County Industrial Development Agency
RATIFYING AN AGREEMENT OF ADJUSTMENT AND RELEASE OF OWNER
AND
AUTHORIZING F. Marshall Weir (OFFICER'S NAME) TO EXECUTE
CLOSING PAPERS ON BEHALF OF Jefferson County Industrial Development Agency**

WHEREAS, the State of New York has taken or is in the process of taking a portion of the land owned by Jefferson County Industrial Development Agency through the process of eminent domain for the purposes of improving NYS Route 12F;

WHEREAS, the State has offered to pay Jefferson County Industrial Development Agency the sum of \$1.00 Payment Waived for a portion of Jefferson County Industrial Development Agency's property along NYS Route 12F as depicted on Map(s) 211, as Parcel(s) 271;

WHEREAS, an agreement to accept said money (an Agreement of Adjustment and Release of Owner) has been signed on behalf of Jefferson County Industrial Development Agency by
F. Marshall Weir (OFFICER'S NAME);

WHEREAS, the Board of Directors (NAME OF GOVERNING BODY (i.e. Board of Directors)) of the Jefferson County Industrial Development Agency is the governing body of the Jefferson County Industrial Development Agency; and

WHEREAS, the Board of Directors (NAME OF GOVERNING BODY (i.e. Board of Directors)) is meeting on this 6th day of August, 2026, after proper notice to consider this matter; and

WHEREAS, the Jefferson County Industrial Development Agency wishes to ratify the Agreement of Adjustment and Release of Owner and to appoint F. Marshall Weir (OFFICER'S NAME), as Chief Executive Officer (OFFICER'S TITLE), as the person to execute closing papers on behalf of the Jefferson County Industrial Development Agency;

**IT IS, UPON MOTION DULY MADE AND SECONDED,
RESOLVED THIS 6th DAY OF August, 2026 ;**

THAT, the Agreement of Adjustment and Release of Owner is hereby accepted and ratified;

THAT, F. Marshall Weir (OFFICER'S NAME) is hereby designated as the person to execute any and all closing papers with regard to this transfer to the State of New York.

**Certification of the Secretary of the Board of Directors (NAME OF GOVERNING BODY (i.e. Board of Directors))
of the Jefferson County Industrial Development Agency**

The undersigned Secretary of the Board of Directors (NAME OF GOVERNING BODY (i.e. Board of Directors)) hereby certifies that the foregoing resolution was made, seconded and approved by a vote of the Board of Directors (NAME OF GOVERNING BODY (i.e. Board of Directors))
at a meeting held at 800 Starbuck Avenue, Suite 800
Watertown, New York 13601 (MEETING LOCATION) on the 6th day of August, 2026 ;

Signed this ____ day of _____, 20 ____.

(SIGNATURE)

By: W. Edward Walldroff

(PRINT NAME)

Secretary of the Board of Directors
(NAME OF GOVERNING BODY (i.e. Board of Directors))

Of Jefft County Industrial Development Agency

AUTHORIZING RESOLUTION
(Three Mile Bay Ventures LLC Project)

A regular meeting of the Jefferson County Industrial Development Agency was convened on Thursday, August 6, 2026 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 08.06.2026.02

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING INSTALLMENT PAYMENT PROVISIONS IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) PREVIOUSLY UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF THREE MILE BAY VENTURES LLC, (THE "COMPANY") AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 369 of the Laws of 1971 of the State of New York, (the "Act"), the **JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, pursuant to a certain Project Authorizing Resolution adopted by the Agency on October 6, 2022 (the "Project Authorizing Resolution"), the Agency appointed the Company as agent to undertake a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 57.68 acres of real property located at 7828 NYS Route 12E in the Town of Lyme, New York (the "Land", being more particularly described as tax parcel No. 60.08-1-24.1); (ii) the planning, design, construction and operation of an approximately 10,000 square foot event-center destination facility, including five (5) cottages and laundromat space, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, in furtherance of the Project, and pursuant to the Project Authorizing Resolution, the Agency and Company entered into a certain Agent and Financial Assistance and Project Agreement, dated as of June 26, 2023 (the "Agent Agreement"), pursuant to which the Agency and Company memorialized the terms and conditions pursuant to which the Company would undertake the Project as agent of the Agency, and the provisions pursuant to which the Agency would provide the Company with certain sales and use tax exemption benefits (the "Financial Assistance"); and

WHEREAS, pursuant to the terms of the Agent Agreement, the Agency authorized the deferred payment of its Administrative Fee of \$41,400 (the "Administrative Fee"), of which the amount of \$36,400 remains due and owing; and

WHEREAS, upon request of the Company, and based upon the stats of the Project and related financings associated with same, the Agency desires to authorize the Company to pay the remaining balance of the Administrative Fee in installments pursuant to an Installment Agreement and related security documents (collectively, the "Installment Agreement"), the terms of such Installment Agreement having been set before this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes the Installment Agreement upon the terms set before this meeting.

Section 2. The Chairman, Vice Chairman and/or Chief Executive Officer (or Deputy Chief Executive Officer) of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Installment Agreement and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Chief Executive Officer and counsel to the Agency upon execution.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Robert E. Aliasso, Jr.				
David J. Converse				
John Condino				
William W. Johnson				
Lisa L'Huillier				
W. Edward Walldroff				
Paul J. Warneck				

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) ss:

I, the undersigned Secretary of the Jefferson County Industrial Development Agency, DO
HEREBY CERTIFY:

That I have compared the foregoing extract of the minutes of the meeting of the Jefferson County Industrial Development Agency (the "Agency") including the resolution contained therein, held on August 6, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this ____
day of August, 2026.

W. Edward Walldroff, Secretary

[SEAL]

SCHEDULE A
INSTALLMENT TERMS

Schedule A

Compounding Period: Monthly

Nominal Annual Rate: 6.000%

TValue Amortization Schedule - Normal, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	08/01/2026				36,400.00
1	09/01/2026	703.71	182.00	521.71	35,878.29
2	10/01/2026	703.71	179.39	524.32	35,353.97
3	11/01/2026	703.71	176.77	526.94	34,827.03
4	12/01/2026	703.71	174.14	529.57	34,297.46
2026 Totals		2,814.84	712.30	2,102.54	
5	01/01/2027	703.71	171.49	532.22	33,765.24
6	02/01/2027	703.71	168.83	534.88	33,230.36
7	03/01/2027	703.71	166.15	537.56	32,692.80
8	04/01/2027	703.71	163.46	540.25	32,152.55
9	05/01/2027	703.71	160.76	542.95	31,609.60
10	06/01/2027	703.71	158.05	545.66	31,063.94
11	07/01/2027	703.71	155.32	548.39	30,515.55
12	08/01/2027	703.71	152.58	551.13	29,964.42
13	09/01/2027	703.71	149.82	553.89	29,410.53
14	10/01/2027	703.71	147.05	556.66	28,853.87
15	11/01/2027	703.71	144.27	559.44	28,294.43
16	12/01/2027	703.71	141.47	562.24	27,732.19
2027 Totals		8,444.52	1,879.25	6,565.27	
17	01/01/2028	703.71	138.66	565.05	27,167.14
18	02/01/2028	703.71	135.84	567.87	26,599.27
19	03/01/2028	703.71	133.00	570.71	26,028.56
20	04/01/2028	703.71	130.14	573.57	25,454.99
21	05/01/2028	703.71	127.27	576.44	24,878.55
22	06/01/2028	703.71	124.39	579.32	24,299.23
23	07/01/2028	703.71	121.50	582.21	23,717.02
24	08/01/2028	703.71	118.59	585.12	23,131.90
25	09/01/2028	703.71	115.66	588.05	22,543.85
26	10/01/2028	703.71	112.72	590.99	21,952.86

	Date	Payment	Interest	Principal	Balance
	27 11/01/2028	703.71	109.76	593.95	21,358.91
	28 12/01/2028	703.71	106.79	596.92	20,761.99
	2028 Totals	8,444.52	1,474.32	6,970.20	
	29 01/01/2029	703.71	103.81	599.90	20,162.09
	30 02/01/2029	703.71	100.81	602.90	19,559.19
	31 03/01/2029	703.71	97.80	605.91	18,953.28
	32 04/01/2029	703.71	94.77	608.94	18,344.34
	33 05/01/2029	703.71	91.72	611.99	17,732.35
	34 06/01/2029	703.71	88.66	615.05	17,117.30
	35 07/01/2029	703.71	85.59	618.12	16,499.18
	36 08/01/2029	703.71	82.50	621.21	15,877.97
	37 09/01/2029	703.71	79.39	624.32	15,253.65
	38 10/01/2029	703.71	76.27	627.44	14,626.21
	39 11/01/2029	703.71	73.13	630.58	13,995.63
	40 12/01/2029	703.71	69.98	633.73	13,361.90
	2029 Totals	8,444.52	1,044.43	7,400.09	
	41 01/01/2030	703.71	66.81	636.90	12,725.00
	42 02/01/2030	703.71	63.63	640.08	12,084.92
	43 03/01/2030	703.71	60.42	643.29	11,441.63
	44 04/01/2030	703.71	57.21	646.50	10,795.13
	45 05/01/2030	703.71	53.98	649.73	10,145.40
	46 06/01/2030	703.71	50.73	652.98	9,492.42
	47 07/01/2030	703.71	47.46	656.25	8,836.17
	48 08/01/2030	703.71	44.18	659.53	8,176.64
	49 09/01/2030	703.71	40.88	662.83	7,513.81
	50 10/01/2030	703.71	37.57	666.14	6,847.67
	51 11/01/2030	703.71	34.24	669.47	6,178.20
	52 12/01/2030	703.71	30.89	672.82	5,505.38
	2030 Totals	8,444.52	588.00	7,856.52	
	53 01/01/2031	703.71	27.53	676.18	4,829.20
	54 02/01/2031	703.71	24.15	679.56	4,149.64
	55 03/01/2031	703.71	20.75	682.96	3,466.68
	56 04/01/2031	703.71	17.33	686.38	2,780.30
	57 05/01/2031	703.71	13.90	689.81	2,090.49
	58 06/01/2031	703.71	10.45	693.26	1,397.23
	59 07/01/2031	703.71	6.99	696.72	700.51
	60 08/01/2031	703.71	3.20	700.51	0.00
	2031 Totals	5,629.68	124.30	5,505.38	
	Grand Totals	42,222.60	5,822.60	36,400.00	

Last interest amount decreased by 0.30 due to rounding.

Jefferson County Industrial Development Agency
800 Starbuck Avenue, Suite 800
Watertown, NY 13601
(315) 782-5865

2026 Board Attendance

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Aliasso, Robert	P	P	P	P	P	E	E					
Condino, John	P	P	P	P	P	P	P					
Converse, David	E	P	E	P	P	P	P					
Johnson, William	P	P	P	P	P	P	P					
L'Huilier, Lisa	P	E	P	P	P	P	P					
Walldroff, W. Edward	E	P	P	P	P	P	P					
Warneck, Paul	P	P	P	P	P	P	P					
Totals:	5	5	6	7	7	6	6					
- Present												
- Excused												
A - Absent												