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.

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.

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

AUTHORIZING RESOLUTION
(Authorizing Administration of Host Community Agreements for NSF Chaumont Sites)

A regular meeting of the Jefferson County Industrial Development Agency was convened on Thursday June 4, 2026 at 8:30 a.m.

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

Resolution No. 06.04.2026.01

RESOLUTION OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) THE ADMINISTRATION OF CERTAIN HOST COMMUNITY AGREEMENTS (THE "AGREEMENTS", AS FUTHER DEFINED HEREIN) RELATING TO CERTAIN RENEWABLE ENERGY PROJECTS (THE "PROJECTS", AS FURTHER DEFINED HEREIN) CURRENTLY OWNED AND OPERATED BY SUBSIDIARIES OF CONVERGENT ENERGY (THE "COMPANIES", AS ALSO FURTHER DEFINED HEREIN), (ii) THE EXECUTION AND DELIVER OF THE AGREEMENTS BY THE AGENCY; AND (iii) DETAILING THE LIMITED ROLE OF THE AGENCY IN THE PROJECTS

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, Convergent Energy (the "Company") previously assumed ownership and operation of certain solar energy generation and storage projects located within the Town of Lyme and Village of Chaumont (the "Projects", as further defined herein), such Projects being owned by Company subsidiaries, including NSF Chaumont Site 1, LLC, NSF Chaumont Site 2, LLC, NSF Chaumont Site 3, LLC, NSF Chaumont Site 4, LLC, and NSF Chaumont Site 5, LLC, (herein, the "Companies"); and

WHEREAS, NSF Chaumont Site 1, LLC owns and operates a solar energy generation and storage project with a nameplate capacity of approximately 5 Megawatts AC on a parcel of land located at County Route 179, Chaumont, New York 13622 and identified as S.B.L. # 61.35-1-1 and suffix parcel # 61.35-1-1.-801 (the "Site 1 Property"); and

WHEREAS, NSF Chaumont Site 2, LLC owns and operates a solar energy generation and storage project with a nameplate capacity of approximately 3 Megawatts AC on a parcel of land located at 12711 Morris Tract Road, Chaumont, New York 13622 and identified as S.B.L. # 61.44-1-1 and #61.44-1-1.-801 (the "Site 2 Property"); and

WHEREAS, NSF Chaumont Site 3, LLC owns and operates a solar energy generation and storage project with a nameplate capacity of approximately 5 Megawatts AC on a parcel of land located at County Route 179, Chaumont, New York 13622 and identified as S.B.L. # 61.35-1-2 and #61.35-1-2.-801 (the "Site 3 Property"); and

WHEREAS, NSF Chaumont Site 4, LLC owns and operates a solar energy generation and storage project with a nameplate capacity of approximately 5 Megawatts AC on a parcel of land located at County Route 179, Chaumont, New York 13622 and identified as S.B.L. # 61.43-1-3.3 (the "Site 4 Property"); and

WHEREAS, NSF Chaumont Site 5, LLC owns and operates a solar energy generation and storage project with a nameplate capacity of approximately 5 Megawatts AC on a parcel of land located at County Route 179, Chaumont, New York 13622 and identified as S.B.L. # 61.43-1-3.4 and # 61.43-1-3.4 -801 (the "Site 5 Property", and along with the above-described sites, the "Sites"); and

WHEREAS, the Projects consist of five solar energy systems with an expected total nameplate capacity of 23 Megawatts AC and associated battery energy storage systems, and the prior owner of the Companies submitted to the Assessor of the Town of Lyme an RP-487 Application for Tax Exemption of Solar or Wind Energy Systems or Farm Waste Energy Systems, demonstrating its eligibility for a real property tax exemption pursuant to RPTL Section 487 (the "487 Application"), such 487 Application having resulted in varying treatment and exemption profiles for the Projects since construction; and

WHEREAS, in connection with the Projects and in furtherance of establishing revenue streams in favor of Jefferson County (the "County"), Town of Lyme (the "Town"), and the Village of Chaumont (the "Village", and together with the County and Town, the "Taxing Jurisdictions"), the Company, by and through each of the Companies, have agreed to enter into Host Community Agreements (the "Agreements") relating to each of the subject Projects; and

WHEREAS, the Agreements provide for an annual Host Community Benefit Payment of $3,500 per Megawatt AC, to be shared pro-rata among the taxing jurisdictions with an agreed-upon allocation of 45% to the County, 22% to the Town, and 33% to the Village, providing a predictable long-term revenue stream for a period of eleven years and which term is equivalent to the remainder of the RPTL Section 487 exemption period, and

WHEREAS, as an accommodation to the Taxing Jurisdictions and to support the effective administration of the Agreements, the Agency has been asked to serve as the administrator of the Agreements, ensuring efficient collection and distribution of payments to the Taxing Jurisdictions and reducing the administrative burdens of same; and

WHEREAS, the Agency desires to authorize participation in the Agreements as a non-recourse administrator of same, with no ownership, jurisdiction, control or participation in the Projects, Sites, or provision of any form of Financial Assistance to the Company or Companies.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby approves the forms of Agreements as set before this meeting, and authorizes the execution and delivery of same by the Chairman, Vice Chairman, and/or CEO/Executive Director of the Agency and related documents with such changes as shall be approved by the Chairman, Vice Chairman, and/or the CEO/Executive Director and counsel to the Agency upon execution. The foregoing approval is provided upon the express conditions that the Agency serve in the limited capacity of non-recourse administrator of same, with no ownership, jurisdiction, control or participation in the Projects, Sites, or provision of any form of Financial Assistance to the Company or Companies.

Section 2. Harris Beach Murtha Cullina PLLC, as General and Transaction Counsel for the Agency, is hereby authorized to work with counsel to the Company and others to prepare the final forms of Agreements and related documents necessary to effect the foregoing authorizations.

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.

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

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

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF JEFFERSON) ss:

I, the undersigned Chief Executive Officer 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 June 4, 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 4th day of June, 2026.

F. Marshall Weir, CEO

[SEAL]