Jefferson County Industrial Development Agency
Board Meeting Minutes
August 6, 2026

The Jefferson County Industrial Development Agency held its board meeting on Thursday, August 6, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Robert E. Aliasso, Jr., William Johnson, W. Edward Walldroff, Lisa L'Huillier, David Converse, John Condino, Paul Warneck

Excused: None

Absent: None

Also Present: Charles Capone, Kenneth Knapp (Town of Clayton), Jennifer Kingsley (Town of Lyme Deputy Supervisor), Peter Crump (DRC), Nancy Dutton (DRC)
Zoom: Justin Miller, Esq. (Harris Beach), Rob Aiken, Dr. Dawn Robinson, Craig Fox (Watertown Daily Times)

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

I. **Call to Order:** Chairman Aliasso called the meeting to order at 8:22 a.m.

II. **Minutes:** Minutes of the meeting held on July 9, 2026 were presented. A motion to approve the minutes as presented was made by Ms. L'Huillier, seconded by Mr. Condino. All in favor. Carried.

III. **Treasurer's Report:** Mr. Warneck reviewed the Dashboard prepared by Ms. Kimball for the period ending July 31, 2026. The Dashboard includes Key Performance Indicators, Capital Resources, Operating Statement and Budget. There are no pending applications. The unrestricted checking is down significantly. The delinquent accounts were discussed (Convalt Energy, Three Mile Bay Ventures, Colleen's Cherry Tree Inn and Pink Kettle). Colleen's Cherry Tree Inn is open, and the building is listed for sale. Their parking lot is in the right-of-way, and DOT has marked it and put up detour signs. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Condino. All in favor. Carried.

Peter Crump entered the meeting at 8:27 a.m.

IV. **Committee Reports:**

a. **Alternative Energy Committee –** Mr. Warneck said there continues to be statewide growing opposition to the large-scale solar projects. He said the state is not making it easy for local communities.

Nancy Dutton entered the meeting at 8:30 a.m.

V. **Privilege of the Floor:**

Kenneth Knapp (Deputy Supervisor Renewable Energy Liaison for the Town of Clayton) – Mr. Knapp came to talk about solar and tax abatement. He is asking the IDA flat out not to consider it. He stated that their legal representation and the Town of Lyme's legal representation are engaged in the ORES processes. He does not understand why they were not involved in any kind of discussion with the developer period.

Kenneth Knapp – continued
He said they recently learned through the Jefferson County Board of Legislature Resolution No. 219 that suddenly they are going to be cut completely out of this and being treated exactly like the State of New York treats them.

Mr. Knapp said the developers are forced under ORES regulations to come to a local community and provide and negotiate a host community benefit. He said they are fighting these people, spending taxpayer dollars to fight them and now we are considering giving them tax abatement. He wondered why the IDA and the county are suddenly at odds with their own townships. He said 6 years ago he came before this board with the former supervisor and legal representation and had a great conversation about zero tax abatement, because with this one singular pot of money the best method to handle this is through a Host Community Agreement (HCA) which gives the local taxing jurisdictions that are most impacted, the most control and the most influence over the processes. If we take that away from them then they have no leverage.

Jennifer Kingsley entered the meeting at 8:33 a.m.

Mr. Knapp said HCA allows the local community (the taxing jurisdiction most impacted) to negotiate directly as they have in the past with the developer and they can ensure that the affected school districts are taken care of; they can ensure all of the things that are not factored into the ORES processes are covered. The developer cannot get their application approved unless they show a host community benefit, which the HCA is the best vehicle to do that.

Mr. Knapp implores the county and the IDA to not reverse course. He checked with the longtime supervisor Justin Taylor, and longtime legislator and former chairman Scott Gray to learn that the policy for the county has been since 2010 that there is no abatement on unwanted projects.

Mr. Knapp said that he advised the county at their meeting that it is a good idea to get legal counsel so if the township is not capable, that's one thing, but that is a separate issue from suddenly handing out tax abatements – giving away potential tax dollars. He asked not to consider it and please argue against it. He said that he is going to be lobbying every legislator and whoever it takes to turn this around because they were knocked flat and shocked that suddenly the county is doing a 180 without even speaking to the very townships most affected because this is a critical issue for their town. He said to let them do their job for the people of the township that elected them because they know how to handle this.

Jennifer Kingsley (Deputy Supervisor for the Town of Lyme, Citizen Town of Lyme) – Ms. Kingsley said she completely agrees with what Mr. Knapp said. She said her town has been working diligently to try to avoid having any more solar come. They were the town that had a solar fire in 2023. Their citizens have created a concerned citizens committee on solar and have done tons of outreach. She suggested reading the comments on the NYS sites for the projects because there are hundreds and hundreds of comments; their citizens don't want the solar in their town and asked not to give them tax exemptions because it's not going to be good for anybody.

Mr. Warneck said it is important to point out that we have no applications, and we've had no substantive negotiations with any of these projects yet. He said until we do, it has been a longstanding policy of this board that every taxing jurisdiction is in the room. He said this board has a long history to never imposed a PILOT against the will of one of the taxing jurisdictions. From Mr. Warneck's understanding, the county is seeking the same type of representation that the town has to represent them. He said the county wants to have a unified presence by all the taxing jurisdictions against these projects. He said the only reason sales tax was brought up as an issue is because we had a request from a developer. In the past, there was no sales tax abatement on solar; whether or not that's changed we don't know yet, but just because they offer it doesn't mean we're going to grant it.

Mr. Knapp said he has a problem with the other half of the county resolution that basically laid out a pathway that stated about tax abatements, incentive packages, etc. and he feels that doesn't need to be included just hiring an attorney. Mr. Warneck said there are pitfalls either way (full taxation or 487).

Chairman Aliasso stated that any application that we get falls under the UTEP. In the case of a deviation, all parties have a seat at the table, so either way they have a say in the rules or will have a say in the new rules if there is a change in the UTEP.

Mr. Johnson said Mr. Knapp totally misunderstood the purpose of the resolution, indicating that maybe it was poorly written. He said the county's purpose of the resolution was to hire a lawyer to help them with those issues. He said they had no intent of backdooring the towns at all and in fact the county administrator sat at this table and said, "It's important that we address these things as a group." He said that is still the plan.

Mr. Knapp said their legal representatives take on that particular resolution was that it is not good for the town. Mr. Johnson said that was not their intention and Mr. Knapp said he doesn't believe it was their intention and that's why they went to the meeting to say there is an issue with that particular resolution and came here today because they are greatly concerned that somehow there's been a shift because they have not been privy to stuff.

Peter Crump asked how this scenario is going to play into that if the New York Power Authority (NYPA) comes in and takes 52% in controlling interest in any of these projects. He said in reading through the 2025 NYPA strategic report, they earmarked almost all of the major solar projects that are anticipated or on the table right now and that is going to throw all the tax right out the window. Mr. Weir said NYPA indicated that they would honor agreements that were in place. He said the effort is to try to get the best possible deal and feels it is our duty to make sure that we explore every possible option.

Mr. Knapp and Ms. Kingsley left the meeting at 8:55 a.m.

b. **Building and Grounds Committee –** Mr. Condino reviewed the July 16th committee minutes. Discussion points were as follows:

i. **Aviagen North America Inc. (Expansion Plans)–** the committee reviewed the plans and recommended to send them to the full board of directors for consideration. It was noted that Mr. Weir checked in with the other tenants, and there were no issues reported. A motion was made by Mr. Warneck to approve the design layout of the plans, seconded by Mr. Converse. All in favor. Carried.

ii. **Jefferson County Corporate Park Variance at 22719 Fisher Road –** Mr. Weir indicated that Alex Morgia is working with his engineer.

VI. 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) –** A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Converse. All in favor. Carried.

VII. New Business: None.

VIII. Counsel:

1. **Authorizing Resolution No. 08.06.2026.02 for Three Mile Bay Ventures LLC (TMBV) Installment Agreement –** Attorney Miller said they closed sales tax benefits through an agent agreement, and at that time there was an agreement that their administrative fee would be paid on a deferred basis; that time period has passed. He said staff have come to an agreement on advertising that fee in the form of an installment to be paid to the agency under those terms. The resolution authorizes the agency to sign an installment agreement and collect in accordance with amortization. Ms. Kimball noted that interest is being imposed.

   A motion was made by Mr. Johnson to approve the resolution, seconded by Mr. Condino. Discussion ensued. Mr. Converse asked what kind of precedent this sets for future projects to request the same. Mr. Weir said that he will say that our fees are due at the time of closing. He said this is an effort to get this paid off.

   Mr. Warneck asked if there has been any movement on the expansion plans. Mr. Weir said yes, they are moving forward and expect the fee to not be an issue because they are going to be paying it in full in the short term. Mr. Converse asked if the fee will be taken out with the financing. Mr. Weir said yes.

   Mr. Warneck asked if there is anything in the document to require them to take it out upon transfer of an ownership stake. Attorney Miller said the IDA approved a full suite of benefits (PILOT, sales tax and mortgage recording tax abatement) but the lender was not comfortable with the IDA signing the mortgage and a lending issue on an underwriting basis, so the project closed with only sales tax abatement and with a lowered loan amount there was some financial stress and asked the IDA to defer the payment of the fee so it was added in the agent agreement with payment at the earlier of end of 2024 or when they get to their construction financing or permanent financing. He said through the agent agreement, the strongest thing we can undertake is a recapture for all of the sales tax. He said this amortization through installments makes the most sense and gives them a little time to get to the financing. He said we can put in a condition that we get paid if the facility is sold or if it gets financed then we

TMBV continued
get paid out. The resolution provides latitude to draft the installment agreement; therefore Mr. Weir can direct counsel to add the conditions.

Roll call vote: R. Aliasso – Yea, D. Converse – Yea, J. Condino – Yea, W. Johnson – Yea, L. L'Huillier – Yea, W. Walldroff – Yea, and P. Warneck – Yea. Carried.

IX. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Warneck, seconded by Ms. L'Huillier. All in favor. The meeting was adjourned at 9:09 a.m.

Respectfully submitted,
Peggy Sampson