

**Jefferson County Civic Facility Development Corporation
Board Meeting Minutes
September 3, 2026**

The Jefferson County Civic Facility Development Corporation held its board meeting on Thursday, September 3, 2026, in the board room at 800 Starbuck Avenue, Watertown, NY.

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

Excused: None

Absent: None

Also Present: Marshall Weir, Jay Matteson, Peggy Sampson, Rob Aiken, Ryan Piche (Jefferson County Administrator)

Zoom: Justin Miller, Esq. (Harris Beach), Craig Fox (Watertown Daily Times), Zach Jackson (7 News)

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:46 a.m.
- II. Minutes:** Minutes of the meeting held on June 4, 2026, were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Walldroff. All in favor, except for Chairman Aliasso who abstained because he was absent. Carried.
- III. Treasurer’s Report:** Chairman Aliasso reviewed the financials for the income statement and balance sheet for the period ending August 31, 2026. He said \$1,000 was expensed for Legal/Professional and the balance in the checking account is \$39,726.22. A motion was made by Mr. Johnson to accept the financial report as presented, seconded by Mr. Converse. All in favor. Carried.
- IV. Committee Reports:**
 - a. Loan Review Committee** – Chairman Aliasso said he is abstaining from discussion and voting because he is on a Samaritan committee; however, he will continue to chair the meeting.

Mr. Condino said the committee reviewed the request from Samaritan Senior Village, Inc. to reissue the bond. He said there is a fee associated with the request; there was a request from SSV to waive the fee; however, the committee and management declined the request.

Attorney Miller provided background information. The original bond transaction was in 2012 and modified in 2021 with a reissuance. They have returned with an application for an additional reissuance that will need to occur on October 1st which coincides with the bond payment date. They are lowering their interest rate and also modifying the way that interest accrues on a tax-exempt bond, switching from a “Cost of Funds” rate to a SOFR “Secured Overnight Financing Rate” index. The change of the interest rates requires the FDC to reissue the bond which is undertaken through a series of amendments to the bond documents and then reissuance of that piece of paper for their bank (M&T) to hold for the remainder of the bond term.

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Attorney Miller said the application and fee schedule includes a .25% administrative fee for reissuances. In this case the bond series is approximately \$18,565,946 (the current balance) which is an administrative fee of \$46,414.87; they requested a waiver but through the loan committee and management's recommendation, the standard fee will apply. The authorizing resolution authorizes the CEO to execute the amendment documents later this month.

Authorizing Resolution No. 09.03.2026.01 for Samaritan Senior Village, Inc. Project – 2026 Bond Reissuance – A motion was made by Mr. Johnson to approve the resolution, seconded by Mr. Warneck.

Roll call:

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

Carried.

V. Unfinished Business: None.

VI. New Business: None.

VII. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Johnson, seconded by Mr. Warneck. All in favor. The meeting was adjourned at 8:53 a.m.

Respectfully submitted,
Peggy Sampson