

**Jefferson County Industrial Development Agency
Board Meeting Minutes
September 3, 2026**

The Jefferson County Industrial Development Agency held its board meeting on Thursday, September 3, 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, Rob Aiken, Ryan Piche (Jefferson County Administrator)
Zoom: Justin Miller, Esq. (Harris Beach), Dr. Dawn Robinson, Craig Fox (Watertown Daily Times), Zach Jackson (7 News)

Staff Present: Marshall Weir, Jay Matteson, Peggy Sampson

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:13 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on August 6, 2026, were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Condino. All in favor. Carried.
- IV. Treasurer's Report:** Mr. Warneck reviewed the Dashboard prepared by Ms. Kimball for the period ending August 31, 2026. He mentioned that we will see the reassignment fee on the dashboard next month. He asked about the status of the Three Mile Bay Ventures installment agreement. Mr. Weir indicated that the documents have been drafted, and we expect to execute them soon. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Converse. All in favor. Carried.
- V. Committee Reports:**
 - a. Alternative Energy Committee** – No report.
 - b. Building and Grounds Committee** – No report.
 - c. Loan Review Committee** – Mr. Condino said the committee reviewed the PILOT transfer request from MDD, LLC to T.J. Sheehan Distributing, Inc.

Mr. Piche entered the meeting at 8:19 a.m.

Attorney Miller provided background. He said Eagle Beverage applied for and received a PILOT that closed in 2020. They have undertaken a sale of all their assets throughout the region to T.J. Sheehan. As part of that, they requested the IDA's approval for an assignment which is required to transfer the straight lease transaction and the PILOT benefits to a new user and beneficiary. The resolution authorizes the assignment of benefits to the remaining term which runs through 2037 and authorizes the CEO to

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Loan Review Committee – continued

execute the assignment agreement which is expected to close by September 16th.

Authorizing Resolution No. 09.03.2026.01 for MDD, LLC Project (Eagle Beverage) – Assignment Authorization – A motion was made by Mr. Johnson to approve the resolution, seconded by Mr. Condino. Discussion ensued. Mr. Warneck asked if their goal is to continue to operate. Mr. Weir said yes; they will use current employees at the same location. The agency will collect a \$2,000 reassignment fee. The legal fees will be paid by the project owner(s) at closing. Roll call vote: R. Aliasso – Yea, J. Condino – Yea, D. Converse – Yea, W. Johnson – Yea, L. L’Huillier – Yea, W. Walldroff – Yea, and P. Warneck – Yea. Carried.

VI. Unfinished Business:

- 1. Land at the Corporate Park** – Mr. Aiken asked about the status of the RFP. Mr. Weir said he received two proposals. He said the Building and Grounds committee will convene a meeting to review the proposals.
- 2. Alternative Energy** – Mr. Walldroff asked if there has been any more discussion on sales tax exemption for solar projects. Mr. Johnson said not yet. Mr. Walldroff said our agency has a problem with fees and revenue and could use it as an opportunity to capture 4% that would go to NYS.

Attorney Miller said generally speaking, if the IDA offers an exemption, it is inclusive of all of the sales tax that would otherwise be payable (both the local share and the state share). He said just as much as the IDA has the power to enter into a PILOT agreement for real estate taxes, we could also enter into a host community agreement or a payment in lieu of sales tax, where the company (the beneficiary) in the first instance gets the benefit but they are also obligated to make a payment in lieu of; that can be a one-time deal, a five year structure or can be lock step with the PILOT agreement and all of that would go directly to the county through a contractual obligation.

Mr. Johnson said the county is weighing all the options. Mr. Piche said the county delayed hiring an attorney; they are trying to get into that discussion.

VII. New Business: None.

VIII. Counsel: None.

- IX. Executive Session** – At 8:30 a.m., a motion was made by Mr. Warneck to enter executive session to discuss and consider the personal or financial information of a particular person or corporation, seconded by Mr. Condino. All in favor. Board Members, LDC Board Members (Aiken, Robinson, and Capone), Mr. Piche, Staff and Counsel remained.

At 8:45 a.m. a motion was made by Mr. Warneck to leave executive session, seconded by Ms. L’Huillier. All in favor. No action was taken.

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Board Meeting Minutes
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- X. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Warneck, seconded by Mr. Walldroff. All in favor. The meeting was adjourned at 8:46 a.m.

Respectfully submitted,

Peggy Sampson

DRAFT