

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
October 8, 2026**

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

Absent: Lisa L’Huillier, Rob Aiken

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Mike Lundy
(Lundy Group of Companies)

- I. Call to Order:** Committee Chair Condino called the meeting to order at 9:00 a.m.
- II. Pledge of Allegiance**
- III. Jefferson County Corporate Park**
 - 1. Discuss Lots 3/4 (Parcel No. 73.20-1-2.11) RFP** – Committee Chair Condino asked Mr. Lundy to describe his vision for the lots based off his proposal.

Mr. Lundy said that he responded to the RFP with a proposal package and provided background from his experience over the years. He said the site is tough because of the rock topography since it starts below the road then terraces its way up which prevents a normal cut and fill process. He said it is going to need a lot of soil and indicated that he owns Lot 11 across the street where there is substantially enough soil to use for fill.

Mr. Lundy has contingent site plan approval to construct a 20,000 square foot “spec” building on Lot 11 using steel from the disassembled Butler Building on the former Bomax property. He said he plans to build the spec building on Lot 11 and prep and market Lots 3/4. He mentioned that the overhead doors would most likely face County Route 200, which may require a variance approval from the other park tenants to be in compliance with the covenants and restrictions.

Mr. Warneck inquired about a time frame. Mr. Lundy said he would go through the approval process and start construction of the spec building Spring 2027 and have Lots 3/4 ready in the third quarter of 2028.

Committee Chair Condino inquired about the proposed price. Mr. Lundy indicated that he proposed a lower price upfront (\$73,500) or three payments of \$35,000 over three years.

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Discuss Lots 3/4 (Parcel No. 73.20-1-2.11) RFP – continued

Mr. Aliasso said the RFP was advertised as “as-is, where-is”. He suggested having a requirement to put up a bond because of all of the work that will need to be done and includes a defined time frame to complete the work – the bond being used to cover the IDA to make sure the property continues to look appealing. Mr. Aliasso also suggested working with Mr. Lundy to market the property. Mr. Lundy said he would not be opposed to working with the IDA to market the lots.

Committee Chair Condino asked Mr. Lundy to create a concept site plan for the committee to review. In addition, he also asked him to consider the bond outlining a firm timeline and the incentive.

Mr. Lundy left the meeting at 9:40 a.m.

Committee Chair Condino said the committee will update the board and work with counsel on a counter proposal for the framework agreement.

IV. Other/Unfinished Business

- V. Adjournment:** With no further business before the committee, Mr. Converse made a motion to adjourn the meeting, seconded by Mr. Condino. The meeting was adjourned at 9:43 a.m.

Respectfully submitted,
Peggy Sampson