

Finance & Rules Committee
March 29, 2022
Minutes

Members Present: Committee Chair Michael Montigelli, Legislators Robert Cantwell, Daniel McBride, Robert Ferris, Frances Calarco, Scott Gray, and Board Chair William Johnson

Others Present: Legislators Philip Reed, James Nabywaniec, Patrick Jareo, Jeremiah Maxon and Anthony Doldo, County Administrator Robert Hagemann, Deputy Administrator Sarah Baldwin, County Attorney David Paulsen, Community Services Director Tim Ruetten, Real Property Tax Services Director Roxanne Burns, JCIDA Chief Executive Officer David Zembiec, JCIDA Deputy Chief Executive Officer Marshall Weir, YMCA Chief Executive Officer Denise Young, Confidential Secretary Jill Jones

Chairman Monigelli called the meeting to order at 6:18 p.m. and offered privilege of the floor.

West Carthage Mayor Scott Burto addressed the Committee stating that he felt the County should better prioritize the American Rescue Plan money for mental health services and to address the homelessness issue, rather than spending it on the YMCA project. He suggested there were any number of abandoned homes in communities throughout the area that could be bought and converted into housing for the homeless, and there are many non-profits that would also appreciate the funding.

JCIDA Chief Executive Officer Dave Zembiec made presentations to the Committee concerning 20 year Payment in Lieu of Taxes (PILOT) agreements for Convalt Energy and DigiCollect. He explained that because they are 20 year PILOTs instead of the standard 15 year UTEP they need to be approved by the taxing jurisdictions.

Mr. Zembiec said Convalt Manufacturing, LLC will be undertaking a project that includes 88.51 acres in the Business Park just off of Route 12F next to the Watertown International Airport. It will encompass planning, design, construction, equipping and operation of an approximately 300,000 square foot facility to accommodate solar panel manufacturing and solar power plant generation, including building improvements for manufacturing, warehousing, office space and related internal spaces. He said this will allow Convalt Energy to better control the supply chain for their solar power projects. The project expects to create approximately 382 jobs in the first three years and 500 in five years, with the potential for future growth. Mr. Zembiec answered questions of legislators related to the project, and legislators expressed concerns about the project being able to meet the number of jobs it hopes to create.

Mr. Zembiec said DigiCollect LLC will occupy 12.10 acres of property in the Business Park off of Route 12F near the Watertown International Airport. He said the project will be phased planning, design, construction and operation of an approximately 50,000 square foot

manufacturing facility to produce data sensors, monitors, data collection and storage and related software developed for renewable energy and utility usage; it includes building improvements for manufacturing, warehousing, office space, data storage and related internal spaces, external parking improvements, storm water management, related site improvements and related on and offsite utility improvements. He said they expect to create 800 jobs in three years and 1,500 jobs in five years. He answered questions of legislators related to the project, and legislators also expressed concerns about this project being able to meet the number of jobs it estimates will be created.

Mr. Zembiec made a presentation to the Committee concerning the former Convergys building that is now owned by JCIDA and the PCB removal that was necessary, acknowledging that the County contributed \$1 million for that project. He said they did not anticipate the need to remove a bottom portion of the walls, the existing bathrooms, and an electrical and data storage room in order to remove all of the PCBs from the building. He outlined costs associated with bringing the building back to pre-PCB clean up state (Interior Infrastructure - \$1,480,000 and Exterior Sitework Infrastructure - \$450,000 up to \$585,000) so that the YMCA Community & Aquatics Center Project that is planned for the site can move forward. He said that even if the project does not move forward the improvements still need to be made so the JCIDA will have a marketable building. He stressed the importance of the YMCA project to the community as an investment in infrastructure to support economic development. He suggested that if the project does not move forward and the Y has to refuse the \$9 million allocation from the U.S. Department of Defense (DOD) it may reflect badly on the community should there be another round of Base Realignment and Closure talks.

Denise Young, YMCA Chief Executive Officer, outlined their project to build a Community and Aquatic Center in the former Convergys building. She noted the project's importance to the diverse community that the Y serves, including many military families, and the benefits it would offer to the community at large. The Y currently has 148 employees and the new Center would add 15 full time employees and numerous part time employees. The total project cost was estimated at \$18.1 million but has now risen to approximately \$27.5 million; she will not have a guaranteed maximum price (GMP) until late April. In terms of finances she stressed the importance of the commitment of the DOD in awarding the project \$9 million, which is the largest allocation given to a community infrastructure project by the DOD to date. New York State has committed \$2.1 (and could be up to \$4 million); the Y Capital Campaign has raised almost \$4.5 million; the Y will provide \$1 million in equity and they will borrow up to the maximum debt that can be practically sustained. She said they would appreciate any funding the County can contribute, and answered questions of legislators related to the project. Following discussion, and since there was not a proposed resolution on the floor, the consensus of the Committee was that it is best to discuss the project over the next month and send it through the normal Committee process in April. By that time the Project GMP should be known, and a decision can be made as to a County contribution for action by the Committee and the full Board at the May Session.

The Committee approved the minutes of the February meeting, as written.

Chairman Montigelli introduced a Resolution of the County of Jefferson Consenting to a Proposed PILOT Agreement and PILOT Payment Distribution to be Provided by the Jefferson County Industrial Development Agency in Connection with a Certain Project (As Described Below) to be Undertaken by Convalt Manufacturing, LLC and entertained a motion for consideration. A motion was duly made by Legislator Ferris and seconded by Legislator Calaraco. Following brief discussion in which Mr. Hagemann advised that the number of jobs noted in the resolution was for the beginning of the project, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a Resolution of the County of Jefferson Consenting to a Proposed PILOT Agreement and PILOT Payment Distribution to be Provided by the Jefferson County Industrial Development Agency in Connection with a Certain Project (As Described Below) to be Undertaken by DigiCollect LLC and entertained a motion for consideration. A motion was duly made by Legislator Ferris seconded by Legislator Cantwell and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Payment of Legislators' Expenses and entertained a motion for consideration. A motion was duly made by Legislator McBride seconded by Legislator Calaraco and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Amending the 2022 County Budget in Relation to the American Rescue Plan Act and entertained a motion for consideration. A motion was duly made by Legislator Ferris seconded by Legislator McBride and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Amending the 2022 County Budget Occupancy Tax Fund in Relation to the American Rescue Plan Act and entertained a motion for consideration. A motion was duly made by Legislator Cantwell seconded by Legislator McBride and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Designation of Depositories for 2022 and entertained a motion for consideration. A motion was duly made by Legislator Cantwell and seconded by Legislator Ferris. Legislator Gray said he would abstain from voting on this resolution due to a conflict of interest as he is on the Board of Directors for one of the banks in the resolution. The Committee agreed to sponsor the resolution as presented except Legislator Gray who abstained.

Chairman Montigelli introduced a resolution Authorizing an Intermunicipal Agreement with the Town of Pamela for Enforcement of the New York State Uniform Fire Prevention and Building Code and entertained a motion for consideration. A motion was duly made by Legislator McBride seconded by Legislator Ferris and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Authorizing a Joint Services Agreement

with the Town of Rutland for Optional County Assessment Services to the Town Pursuant to Real Property Tax Law §1537 and entertained a motion for consideration. A motion was duly made by Legislator Calarco seconded by Legislator Ferris and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Authorizing Appointment to the Workforce Development Board and entertained a motion for consideration. A motion was duly made by Legislator McBride seconded by Legislator Cantwell and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Appointing Member to Soil & Water Conservation District Board of Directors and entertained a motion for consideration. A motion was duly made by Legislator Calarco seconded by Legislator Ferris and there being no discussion, the Committee agreed to sponsor the resolution as presented.

Chairman Montigelli introduced a resolution Approving Re-Appointments to the Thousand Islands Regional Tourism Development Corporation and entertained a motion for consideration. A motion was duly made by Legislator McBride seconded by Legislator Cantwell and there being no discussion, the Committee agreed to sponsor the resolution as presented.

On a motion by Legislator Cantwell seconded by Legislator McBride and unanimously carried, the Committee approved the following General Services Committee sponsored resolutions:

- ✓ Authorizing Agreements with the Federal Aviation Administration, New York State Department of Transportation and McFarland Johnson, Inc. for a Wildlife Hazard Assessment and Airport Wildlife Management Plan and Amending the 2022 County Budget and Capital Plan in Relation Thereto
- ✓ Amending the 2022 County Budget to Recognize Reserve Funds in the District Attorney's Office
- ✓ Authorizing the Implementation and Funding in the First Instance 100% of the Federal Aid and State "Bridge NY" Program Aid Eligible Costs of a Transportation Federal-Aid Project (Weaver Road over Skinner Creek), Appropriating Funds Therefor and Amending the 2022 County Budget and Capital Plan
- ✓ Authorizing the Implementation and Funding in the First Instance 100% of the Federal Aid and State "Bridge NY" Program Aid Eligible Costs of a Transportation Federal-Aid Project (Oxbow-Rossie Road (CR25) over Vrooman Creek), Appropriating Funds Therefor and Amending the 2022 County Budget and Capital Plan
- ✓ Amending the 2022 County Budget to Reappropriate Road Machinery Fund Equipment
- ✓ Amending the 2022 County Budget and Capital Plan in Relation to Lake Ontario Flooding
- ✓ Reappropriating Funds from FY2018 Operation Stonegarden Grant Relative to the Sheriff's Department and Amending the 2022 County Budget in Relation Thereto

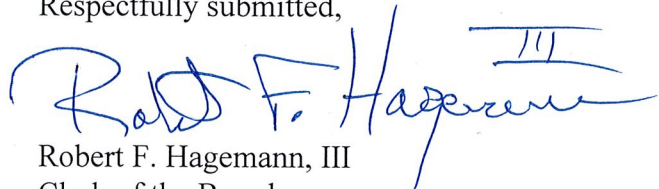
- ✓ Authorizing Agreements for an Additional Allocation for The Governor's Traffic Safety Committee's Stop-DWI Crackdown Enforcement Grant and Amending the 2022 County Budget in Relation Thereto

On a motion by Legislator Ferris seconded by Legislator Cantwell and unanimously carried, the Committee approved the following Health & Human Services Committee sponsored resolutions as follows:

- ✓ Accepting New York State Office for the Aging Funds to Expand Access to COVID-19 Vaccines and Amending the 2022 County Budget in Relation Thereto
- ✓ Authorizing Agreement and Amending the 2022 County Budget in Relation to Provision of Transportation Services Through the Office for the Aging
- ✓ Accepting New York State Office for the Aging Consolidated Appropriations Act Funding and Amending the 2022 County Budget in Relation Thereto
- ✓ Accepting New York State Office for the Aging American Rescue Plan Funding, Establishing an Aging Specialist Position and Amending the 2022 County Budget in Relation Thereto
- ✓ Accepting Funding from American Rescue Plan and Amending the 2022 County Budget in Relation Thereto
- ✓ Amending the 2022 County Budget to Allocate Additional State Aid for Credo Community Center for the Treatment of Addictions and Authorizing Amended Agreements in Relation Thereto

There being no further business of the Committee, on a motion by Legislator Ferris seconded by Legislator McBride and unanimously carried the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Robert F. Hagemann, III". The signature is written in a cursive style with a horizontal line above the name.

Robert F. Hagemann, III
Clerk of the Board