

**Jefferson County Local Development Corporation  
Building and Grounds Committee Meeting Minutes  
March 9, 2021**

The JCLDC held a building and grounds committee meeting on Tuesday, March 9, 2021 in the board room, 800 Starbuck Avenue, Watertown, NY and virtually via zoom.

**Present:** Kent Burto, Chair; Rob Aiken, John Jennings, Greg Gardner, David Converse, Lisa LdHuillier

**Excused:** None, **Absent:** None

**Also Present:** David Zembiec, Marshall Weir, Peggy Sampson

**I. Call to Order:** Mr. Burto called the meeting to order at 3:12 p.m.

**II. 146 Arsenal Street (JCIDA Tenant Space) –** Mr. Zembiec indicated that he sent out an email earlier today providing cost estimates that the IDA will be responsible for to replace windows and the roof of the remaining tenant space if they choose to. Mr. Warneck pointed out that the estimates are before improvements for interior work that will need to be completed for a tenant. Mr. Jennings asked if the agency is in a position to do what is proposed. Mr. Warneck said that there should be a discussion with YMCA Officials to take over the entire building. Mr. Zembiec said he vaguely discussed it with Denise the other day, but did not want to get into great detail with her before speaking with the board. He had suggested she start thinking about it.

Mr. Warneck pointed out that the tenant space is being moved to a less desirable space in the building and we are losing a few hundred square feet. He said we could lease it to the YMCA for the next 30 years. Mr. Gardner agrees.

Mr. Aiken indicated that there could be a cost savings for the Y to take all of the space and complete the renovations. Mr. Zembiec said that Y would avoid the cost of separating the electrical and eliminate the access to the tenant space although those savings may not be that significant in the overall budget.

Mr. Zembiec said that YMCA Officials and architects have had meetings with the code enforcement office to assess needs for sprinkler system and fire proofing.

Mr. Gardner agreed that Staff should approach the YMCA and said that if they are not interested then we would have no reason to make the upgrades to match their modifications, especially without a tenant. Mr. Warneck said that we are not in a position to spend money on the building. Mr. Burto said that he agrees with Mr. Gardner and Mr. Warneck, but doesn't want to give away the additional space. Mr. Converse suggested that Staff go back to the Y and offer the additional space for \$100,000 and have them be responsible for common areas so we can be out of the maintenance business. Mr. Warneck said that we could consider loaning them the money over 30 years. Mr. Gardner said that we should tell the Y that we won't spend an estimated \$600,000 to make it look not goofy. He said that if they accept and rent and/or lease the additional space then we would collect 50% of the proceeds which would be built into the agreement.

Mr. Burto expressed his dissatisfaction with the potential tenant since they recently declared that they will not take the space. Ms. LdHuillier agreed.

Mr. Warneck asked when the closing will occur. Mr. Zembiec said that there was a delay to the 120-day due diligence period while Brian Murray was waiving the right of first refusal. He said he will follow up.

**III. Adjournment:** With no further business before the committee, the meeting adjourned at 3:46 p.m.