

**Jefferson County Industrial Development Agency
Building and Grounds Ad hoc Committee Meeting Minutes
December 16, 2021**

Present: David Converse

Zoom: Kent Burto, Chair; Greg Gardner, Rob Aiken

Excused: Lisa LøHuillier, John Jennings

Also Present: David Zembiec, Marshall Weir, Peggy Sampson, Emily Griffin (Channel 7 News)

Zoom: Justin Miller, Esq., Paul Warneck

- I. Call to Order:** Chair Burto called the meeting to order at 1:04 p.m.

- II. Remediation Update (146 Arsenal Street)** – Mr. Zembiec reported that some of the scarification has taken five or six passes which has resulted in additional testing. He said that we are waiting for the most recent results (from 43 10x10 squares) and could surpass the amount the board has allowed; therefore, we may need to ask for an additional amount in the near future. He said that Purcell is hoping to have the cement poured by the first week in January, which is when the cement plant closes. If the cement is not poured by then, they will have to find an alternative type of treatment.

- III. Ground Lease extension with YMCA** – Mr. Zembiec said that the current lease expires in January. He said that Tim Fitzgerald of Harris Beach has drafted a second amendment to the lease agreement that was included in the packets for review. He noted that the proposed amendment will expire in mid-February. A motion was made by Mr. Converse to recommend the Second Amendment to Lease Agreement to the full board of directors, seconded by Mr. Gardner. All in favor.

Executive Session

At 1:15 p.m., a motion was made by Mr. Gardner to enter into executive session to discuss the potential acquisition and/or disposition of real property, seconded by Mr. Aiken. All in favor. Committee Members, Staff, and Counsel remained.

Attorney Miller joined the meeting at 1:24 p.m.

At 1:37 p.m., Mr. Converse motioned to leave executive session, seconded by Mr. Aiken. All in favor. No action was taken.

- IV. Other/Unfinished Business:** None.

- V. Adjournment:** With no further business before the committee, Mr. Converse made a motion to adjourn the meeting, seconded by Mr. Gardner. The meeting adjourned at 1:37 p.m.

Respectfully submitted,

Peggy Sampson