



Board Members Present: Larry Dolhof, Eric Virkler, Christie Andrus-Nakano, Tim Petersen, Jessica Clemons (via Zoom), Tyler McDonald (via Zoom)

Others Present: Ian Gilbert (left 10:32am), Brittany Davis, Cheyenne Steria, Trish Michael, Kaylee Tabolt

- The meeting was called to order at 10:00am by Chairman Tim Petersen.
- Kruger
 - o Brittany Davis updated the Board on staff and legal counsel's findings that Kruger does not want to take ownership of the mill site.
 - o Ian Gilbert provided that Kruger bought an option to purchase the property, then we have worked together with Kruger to develop the property to the current state. There is not an environmental contingency clause that promises that the LCDC will take on environmental liability for the site.
 - o Larry Dolhof questioned the statement from the Development Authority of the North Country that the site is environmentally sound when the LCDC acquired the property. Ian Gilbert confirmed that that has changed and the site is not guaranteed to be environmentally sound. Brittany Davis clarified that the petroleum spill on the site has been declared as clean, but the site in its entirety may require further investigation.
 - o Eric Virkler questioned if DANC could put together an overview of all of the things that this site has been cleared of environmentally so we know exactly where we stand and what needs to be done for further development. Eric noted that these things should be in place for any future development, not only for Kruger. The Board questioned the new regulations on environmental cleanup and the fact that the site seems to be a "moving target;" the Board questioned our stopping point. Tyler McDonald agrees that we need to sort the site for ourselves and allow Kruger to approach us at the time that they may be interested in this property. Ian Gilbert noted that Kruger is looking for the LCDC, not Black Moose, LLC., to sign off on indemnification of the site. Black Moose, LLC. was created to mitigate risk for the LCDC. Christie Andrus-Nakano questioned what happens if the Board and Kruger cannot come to an agreement and what implications that has. Tim Petersen noted that Kruger could choose to shut down the Kruger plant if the LCDC ended site



negotiations with Kruger. Larry Dolhof declared that the current Kruger site will never shut down due to its prime real estate on the Black River. The Board discussed not taking any action on the environmental contingencies while not ending conversations with Kruger in their entirety. Cheyenne Steria noted, for the big picture of the Mill Site, that the land being used to mine Bitcoin is planning to renew their lease, which expires in 2024. Christie Andrus Nakano noted that Kruger does not feel like the right partner for the development of this site as they aren't willing to take the risk. Brittany Davis added that Kruger aside the LCDC needs to have experts come in to aid in developing a path forward for this site. Ian Gilbert added that by learning from experts and implementing their recommendations the LCDC Board can find a path forward for the Lyons Falls Mill Site and all other Brownfield sites that are identified for redevelopment. The Board questioned the implications for the remainder of the Mill Site if the environmental does not fall in our favor, including Black River Valley Natural, a small food & beverage manufacturing facility adjacent to the Mill Site. Eric Virkler recommends that staff and counsel communicate with experts and DANC to develop a portfolio of all environmental data and reports from the Mill Site. The full Board agrees on this path forward. Tim Petersen noted that an ideal partner for this site is someone willing to take on the environmental risks of this project for their ideal development.

- LCDC Budget
 - o Trish Michael and Cheyenne Steria provided the Board with an overview of the draft LCDC 2025 Budget, noting the lingering SAM Grant, no Vacant Property Revitalization funding for 2025, and the administrative agreement with Naturally Lewis.
 - A motion to approve of the draft 2025 Budget was made by Eric Virkler and seconded by Larry Dolhof. All present voted in favor and motion carried.
- Adjournment
 - o A motion to adjourn was made at 10:47am to adjourn by Tim Petersen and seconded by Larry Dolhof. All present voted in favor and motion carried.