

Minutes of the  
County of Lewis Industrial Development Agency  
May 05, 2016  
IDA Office, 7642 N. State St., Lowville, New York

Chairman Rocky Fawcett called the meeting to order at 8:00am.

**Privilege of the Floor:** Nadeen Lyndaker and Michelle Ledoux attended a Food and Beverage Expo in Birmingham, United Kingdom to promote Lewis County maple products through funding from the LCIDA. Upon returning, Mrs. Lyndaker provided the IDA board an update on her experiences, contacts and product information. The board has asked Mrs. Lyndaker to keep them abreast of future leads, sales, contacts, and information that resulted from her trip.

**The minutes** of the April 07, 2016 meetings were approved upon a motion made by Gary Herzig and seconded by Craig Brennan. Motion carried.

**The Financial Report** (Balance Sheet, Profit & Loss, & Review of Expenses) for the month of March 2016 were approved upon a motion made by Shawn Moshier and seconded by Jared Thisse. Motion carried.

Old Business:

- **Climax Manufacturing** – The County of Lewis IDA and Economic Development office has been diligently speaking and working with company representatives, former employees, and the USW and state agencies to determine the best path forward following the sudden closing of the Climax Manufacturing plant. Approximately 15 companies were contacted that might have interest in taking over the plants operation. There has been very limited response and interest in continued operation of the business. The second installment for rent on the equipment was to be arranged by April 28<sup>th</sup>. As the deadline had passed, the Utica Leasing has set the auction date for June 15<sup>th</sup>.  
**It was decided by the board to discontinue making lease payments. A motion to terminate the lease payments with Utica Lease was made by Craig Brennan and seconded by Jared Thisse. Motion carried.**
- **Incubator/Building** – Tim Petersen has a committee to discuss ideas and options for the project. We continue to consider steps to bring this project together and also are considering funding applications.
- **Rail Corridor Update** – A transfer agreement has been provided to GVT by Attorney Tom Campany. GVT is considering a possible sale to a private third party and this may interfere with the negotiation with the LCIDA. GVT has submitted an application for Sales Tax Exemption related to the St. Lawrence County construction project for rehabilitation of the corridor from Carthage to Newton Falls. The estimated sales tax savings for this exemption is approximately \$65,000. The LCIDA would typically have a 10% fee of this sales tax savings. The Board will consider this application at a future meeting.
- **Business Park** – Phase 1 environmental has been completed with no significant findings. Site layout and cost analysis is the next process to moving ahead. Meetings with town and village representatives regarding water and wastewater infrastructure may lead to more analysis. Funding applications are being considered.

- **Economic Development Reserve** – Eric Virkler provided the board a summary of the budget and current expenditures for the ED reserve fund.
- **Harrisville Property** – A sales agreement between the LCIDA and the property owner has been presented to the owner. Prior to the final decision an appraisal is required. Tim Petersen continues to arrange for an appraisal of the property. The rail construction contractor for the St Lawrence County project will be utilizing the property for a staging area and we have connected that contractor with the HDK property owner for that arrangement.
- **Wind Project** – Three taxing jurisdictions have agreed on a new PILOT amount per megawatt. Roaring Brook has agreed to an IDA fee that meets the amount the board had previously requested. Attorney Campany advised a tentative inducement resolution would be required and then when the taxing jurisdictions finalize their discussions on the allocation of the PILOT amount, we will move to a final resolution.

**A motion to accept a preliminary inducement resolution for official action towards the issuance of financial assistance to Atlantic Wind, LLC was made by Chairman Roscoe Fawcett and seconded by Christina Schneider. Motion carried.**

#### New Business:

- **2016-2017 Budget** – The budget is in two parts, one for the IDA’s regular annual operations and the second piece is for the ED reserve of \$700,000. The Finance committee has met and reviewed the tentative budget and recommends its approval.

**A motion made by Gary Herzig and seconded by Shawn Moshier to accept the 2016-2017 budget. Motion carried.**

- **2015-2016 Audit** – Bowers and Company, CPA issued a proposal to complete the annual audit. An increase of \$200 on the prior year fee of \$4,600. Bowers and Company has been utilized for several years and the board suggested we continue utilizing them for this year and consider a RFP in the future.

**A motion made by Gary Herzig and seconded by Jared Thisse to approve Bowers and Company for the audit for 2015-2016 fiscal year. Motion carried.**

#### Executive Directors Report

- **BarkEaters Craft Brewery** – The closing of the property on Trinity Ave. and a lease agreement has been completed. A sale leaseback agreement for brewery equipment was completed on April 26<sup>th</sup>. Minor improvements will be required on the building.
- **Web Site Development** - The NaturallyLewis.org site is now live as of April 21<sup>st</sup>. Continued work with Coughlin remains to improve and implement required data.

#### Next Meeting: June 02, 2016

**A motion to adjourn** the meeting was made by Christina Schneider and seconded by Roscoe Fawcett. Motion carried and meeting adjourned at 9:50 a.m.

Respectfully submitted,

Christina Schneider  
Secretary/Treasurer

County of Lewis IDA  
 Board Meeting  
 Thursday, May 05, 2016

Please Sign In		
	Name	Affiliation
1	Eric Vorkler	IDA
2	Jared Thisso	IDA
3	Shawn Mathies	IDA
4	Gary Herzif	IDA
5	Jim Durrant	SEWELAND APT
6	AMY Daulton	LC
7	Chris Brennan	IDA / ICBOL
8	Ed Richards	IDA
9	Fran Carpenter	IDA
10	Ricky FAWCETT	IDA
11	Fran Hardy	carpenters
12	Nick Altmeire	linkingLewisCounty.com
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