

Minutes of the
County of Lewis Industrial Development Agency
July 07, 2016
IDA Office, 7642 N. State St., Lowville, New York

Attendance sign-in is attached.

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

Privilege of the Floor: None

The minutes of the June 02, 2016 meetings were approved upon a motion made by Craig Brennan and seconded by Joe Lawrence. Motion carried.

The Financial Report (Balance Sheet, Profit & Loss, & Review of Expenses) for the month of May 2016 were approved upon a motion made by Gary Herzig and seconded by Rocky Fawcett. Motion carried.

Old Business:

- **Incubator/Building** – A meeting was held on July 6th with Michele Ledoux, Frank Pace, Joe Lawrence, Rocky Fawcett, Gary Herzig and staff. The purpose was to discuss next steps on the incubator project and agriculture based economic development. We will continue to evaluate how best to move forward with these efforts.
- **Rail Corridor** – A meeting was held last week with GVT, St. Lawrence County IDA, and Jefferson County IDA pertaining to the Newton Falls railroad corridor. Two current issues relating to the northern corridor require action.
 - **Sales Tax Exemption** – A motion for a resolution to approve sales tax exemption request for the St. Lawrence County IDA on the construction project for the Newton Falls railroad corridor for the work to be completed within Lewis County was made by Tina Schneider and seconded by Joe Lawrence. Motion carried.
 - **PILOT Agreement** – A motion to authorize an inducement resolution for a PILOT agreement for the Lewis County section of the Newton Falls railroad corridor was made by Tina Schneider and seconded by Jared Thisse. A public hearing is required. Motion carried.
- **Business Park** – LaBerge has completed the site concept design and cost estimates for basic infrastructure. Tina Schneider suggested we focus on achieving shovel ready certification as the next step and we move forward with a request for proposals for consulting firms to assist with that process. Tim and Eric noted the intent to file a CFA application to fund the first phase of the park with one shovel ready site. This would involve a budget of approximately \$650,000 and require approximately \$400,000 of local commitment.
 - **Motion to authorize the LCIDA to submit a NYS CFA application for the business park project** was made by Craig Brennan and seconded by Rocky Fawcett. Motion carried.

- **Economic Development Reserve** – Spreadsheet with activity and estimated budget was presented to the board for their review. The Utica Leasing company has advised the rental payment for Climax Manufacturing equipment will be returned.
- **Harrisville Property** – We have made repeated attempts to contact the property owner to continue discussion to no avail.
- **Wind Projects** –
 - Own Energy – The Company provided a letter stating their request and rationale for spreading their fee to the LCIDA over a four year period with 20% up front and the remainder annual over the four years. The Board discussed this and was not in favor of allowing this approach.
Motion was made stating that the LCIDA would not waive the normal up front PILOT fee for Own Energy by Thisse, seconded by Brennan and carried unanimously.
 - Roaring Brook – The Company is working on redesign of certain parts of the project.
 - Deer River & Number 3 – These projects are in the early developmental stage.

New Business:

- **LCDC – Lyons Falls Mill** – The LCIDA provided a mortgage to the LCDC for the chemical building in 2011. That mortgage stated interest only payments for five years with monthly principal and interest payments beginning in May 2016. Mr. Virkler noted this and asked the board if we might consider waiving the principal payments and continuing interest payments only. Larry Dolhof commented that this would certainly assist the LCDC.

A motion to amend the mortgage agreement to defer the principal payments for another 5 years was made by Tina Schneider and seconded by Gary Herzig. Motion carried.

Larry Dolhof and Eric Virkler explained the next phase of work at the Lyons Falls mill and the funding identified for the project. A \$250,000 loan from DANC has been approved, but DANC is requiring an entity other than the LCDC to guarantee this loan. The Board discussed our interest in this guarantee and Attorney Campany noted that we can do this.

Motion for the LCIDA to guarantee a loan from DANC for further demolition of the Lyons Falls Mill was made by Tina Schneider and seconded by Gary Herzig. Motion carried.

- **County Loan Fund Agreement** - County Attorney Joan McNichol, IDA Attorney Tom Campany and Eric Virkler have been in discussion regarding the Micro-Loan Fund Agreement. The new agreement would turn funds over to the IDA for disbursement of loans, collection of payment and holding of mortgages. The proposed agreement was approved by the County Legislators at their July 5th meeting.

A motion to authorize Chairman Fawcett to sign the amended agreement with Lewis County for the Micro-Loan Fund to the IDA pending Attorney Tom

Company's final review was made by Tina Schneider and seconded by Craig Brennan. Motion carried.

- **Cuisine Trail Funding** – The Board discussed recent efforts by local businesses, working with Cornell Cooperative Extension, to create a NYS certified Cuisine Trail. Our office has been asked to assist in organization of this effort and also to consider providing funding for the application fees. The Board is very much in support of this effort. We will continue to work with the businesses, CCE and The Chamber of Commerce to move this project forward and if application funding is needed, the Board would support our assistance with that.

Executive Directors Report

- We provided assistance to the Village of Lyons Falls for an NBRC grant application for the United Cerebral Palsy project.
- CFA applications are due on July 29th. We expect to file an application for the business park and we also will be assisting three to four businesses with applications and filing.
- Letters of Intent for Restore NY grants are due on July 13th. We are working with Village of Lyons Falls and Town of Lowville for potential letters for this grant program.
- Bowers and Co has begun work on our annual audit. Liz Bush is expected to present the audit report at our August meeting.

Executive Session:

A motion to go in to Executive Session to discuss potential acquisition of property was made by Tina Schneider and seconded by Jared Thisse. Motion carried.

A motion to come out of Executive Session was made by Craig Brennan and seconded by Joe Lawrence. Motion carried.

Next Meeting: August 04, 2016

A motion to adjourn the meeting was made by Tina Schneider and seconded by Joe Lawrence. Motion carried and meeting adjourned at 10:16.

Respectfully submitted,

Christina Schneider
Secretary/Treasurer

County of Lewis IDA
 Board Meeting
 Thursday, July 07, 2016

Please Sign In		
	Name	Affiliation
1	JOE LAWRENCE	IOA
2	Gary Heilig	IDA
3	TIM PETERSEN	IDA
4	Ricky Fawcett	IDA
5	Larry Dolhoff	L.C.
6	Christina Schneider	IDA
7	Jared Thross	IDA
8	Lat Swearingin	County Mgr
9	Nick Altman	Linking Lewis
10	Eric Vinkler	
11	Tom Company	IDA
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