

Minutes of the  
County of Lewis Industrial Development Agency  
September 01, 2016  
IDA Office, 7642 N. State St., Lowville, New York

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

**Privilege of the Floor:** Dean Richards from BarkEaters Craft Brewery reported on the improvements being made to the Trinity Ave. Property. Concrete has been poured, a new garage door has been installed and the brewing equipment has been delivered. Due to various circumstances there was a delay in starting the project. A letter was received from Mr. Richards with a request to modify repayment terms for the equipment lease. The board will discuss that proposal later in the meeting.

**The minutes** of the August 04, 2016 meetings were approved upon a motion made by Craig Brennan and seconded by Gary Herzig. Motion carried.

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

**Old Business:**

- **Rail Corridor** – A public meeting is scheduled for Wednesday, September 07, 2016 at 11am at the Town of Diana. A draft PILOT proposal will be available for review.
- **Business Park** – Four companies have submitted RFP's to provide services for the Shovel Ready certification process. Tim Petersen will be reviewing the proposals and a decision will be made the week of September 05<sup>th</sup>. As noted at the last meeting, the LCIDA did submit a grant application for the first phase of construction, entry road, utilities and one site pad. The intention is to utilize the Economic Development reserve for the primary funding for this first phase. The board also discussed the purchase of the park property. Eric Virkler will review the original option contract and continue discussions with the property owner. **A motion to accept the proposal for the Shovel Ready RFP from the most qualified vendor, with notification to the board prior to final decision was made by Craig Brennan and seconded by Shawn Moshier. Motion carried.**
- **Economic Development Reserve** – A summary of the \$700,000 economic development funds with expenditures for the year 2016 was presented to the board for their review.
  - Funding to place a hold on the equipment being removed from Climax of \$52,015 has been returned.
  - Business Park expenses and fees (engineering, phase 1 environmental and legal) to date are approximately \$15,000.
  - Expected future need for shovel ready consulting, CFA grant match, land acquisition, UCP project funding and Lyons Falls Mill 2016 is approximately \$875,000.

- This would leave a funding gap of approximately \$190,000, given the current account balance of \$685,000.
- **Wind Projects –**
  - Invenergy had an open house at their office on South State Street in Lowville. This project would place wind turbines on the Number Three Road corridor. The project is in early stage but moving along quickly.
  - **Own Energy –** Attorney Tom Company advised a public hearing would be required regarding the Denmark Wind Project for the PILOT and the Sales Tax Exemption. This meeting is scheduled for September 19<sup>th</sup> at 3pm. Attorney Company will draft an inducement letter regarding the payment of the application fee.  
**A motion to authorize the inducement agreement for a sales tax exemption for Own Energy made by Gary Herzig and seconded by Tina Schneider. Motion carried.**  
The Board discussed a request from Own Energy to revise the payment schedule for the IDA fee for their project. At a previous meeting the Board had agreed to payment in full at finalization of the PILOT agreement. Rocky Fawcett, Gary Herzig and Attorney Company attended a recent meeting with Own Energy representatives to hear their request. The Board discussed the request to split the payment into three installments with the first made at time of agreement for the sales tax inducement and then two annual payments from that date. The discussion centered on setting precedent for this type of request and that at a minimum we must receive interest on the delayed payments.  
**A motion to allow Own Energy to pay its IDA PILOT fee in three annual installments beginning at closing of the sales tax exemption agreement with a 4% interest rate imputed on the two remaining payments made by Jared Thisse and seconded by Tina Schneider. Motion carried with Craig Brennan voting against.**
- **Strategic Plan Update –** Tim Petersen updated the Board on progress on the strategic plan. We will continue to work on this plan and engage the small group that has been assisting us.

#### **New Business:**

- **Budget/County Funding –** Mr. Virkler presented a summary of a five year funding proposal for economic development projects and operations. The Board discussed this proposal which includes \$550,000 for 2017. The Board agreed this would be the LCIDA's formal request to County of Lewis for funding for 2017.
- **Policies –** Following the discussion regarding payment for Own Energy, Attorney Company noted the IDA should review its Uniform Tax Exemption policy. This will be a priority.
- **BarkEater –** The Board discussed the written request from BarkEater Craft Brewing to delay principal payments on its equipment lease to allow the business to put the new system into operation and begin producing beer. The Board supported this request.  
**A motion to revise the equipment lease agreement with BarkEater Craft Brewing to require interest only payments until February 1, 2016 was made by Craig Brennan, seconded by Shawn Moshier. Motion carried.**

**Executive Directors Report:**

- Business Leaders Breakfast is scheduled for Tuesday, September 13<sup>th</sup> from 8:00 to 9:30 at the Tug Hill Vineyard.
- The annual report to NYS Comptroller's office (PARIS) has been submitted.
- Closing on the micro loan for Snow Ridge (approved in 2015) occurred on August 30<sup>th</sup>.
- Brittany Berrus has been working with businesses, Cornell Cooperative Extension and the Lewis County Chamber of Commerce in preparation to start a Cuisine Trail. The application has been submitted.
- In reviewing new policies and procedures, it was requested the policies be reviewed and updated. A uniform policy would benefit the board in decision making of future projects.

**Business Brought-up by Board:**

- Village of Lyons Falls has successfully received a grant from the Northern Border Regional Commission for the extension of the water lines to the new United Cerebral Palsy property. It is possible this project will kick off this fall and will result in a six bed facility that will create fifteen new positions.
- Jared Thisse advised he was contacted by South Lewis school board members regarding the PILOT with the ReEnergy Plant in Lyonsdale. Rocky Fawcett has attended a recent meeting regarding a request by ReEnergy for a property assessment challenge. Eric Virkler will follow up with the Town and school.

**Next Meeting: October 06, 2016**

**A motion to adjourn** the meeting was made by Craig Brennan and seconded by Shawn Mosher. Motion carried and meeting adjourned at 9:40 am.

Respectfully submitted,

Christina Schneider  
Secretary/Treasurer

County of Lewis IDA  
Board Meeting  
Thursday, September 31, 2016

Please Sign In		
Name	Affiliation	
1	Shawn Miller	IDA
2	Sarah Thissie	IDA
3	Gary Herzog	IDA
4	Nick Attmore	Linking Lewis County
5	Larry Decker	LC
6	Brianne Benn	IDA
7	Liz Sebringin	LC
8	Paul Dierker	BOL
9	Tina Schaefer	IDA
10	Tom Conway	IDA
11	Ricky Fawcett	IDA
12	Tom Petersen	IDA
13	Kevin McArdle	Conroy, McArdle & Randall, LLC
14	Dawn T Richards	Beak Eater Craft Brewery
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