



Minutes of the
County of Lewis Industrial Development
Agency
January 04, 2018
7642 N. State St.
Lowville, New York

Board Members Present: Craig Brennan, Shawn Moshier, Joe Lawrence, Jared Thisse, Christina Schneider,

Board Members Excused: Gary Herzig

Co-Chairman Craig Brennan called the meeting to order at 8:00 am.

A moment of silence for Roscoe K. Fawcett

Privilege of the Floor: Attorney Tom Campany will be unavailable for the next three months. Kevin McArdle will be available.

The minutes of the December 07, 2017 meetings were approved upon a motion made by Tina Schneider and seconded by Shawn Moshier. Motion carried.

The Financial Report (Balance Sheet, Profit & Loss, & Review of Expenses) for the month of November 2017 were approved upon a motion made by Tina Schneider and seconded by Joe Lawrence. Motion carried.

Old Business:

- **Business Park**

Eric Virkler stated that the real estate transaction paperwork should be ready by the end of this month. Attorney Campany proposed and the Board agreed to not move ahead with the final closing until additional steps are completed with the zoning of the parcel. The Town of Lowville Planning Board has also approved the subdivision of the property and requested the lead agency for the SEQR status.

Tim Petersen continues working with the Town of Lowville on specific zoning issues.

- **Wind PILOTS**

Mr. Virkler stated there has not been significant activity, but gave a few updates on current wind projects in the County. The Maple Ridge Wind PILOT agreement renewal currently has limited activity and taxing jurisdictions plan to share the cost of legal services for negotiations for a PILOT renewal.

Also, Copenhagen Wind PILOT documents are currently being finalized, and construction on the turbines should start in the summer of 2018.

- **Harrisville Property**

Property owner, Chuck Lepinski, has filed a title insurance claim. A clear title was not obtained at original sale of property, and the federal Economic Development Agency (EDA) is pressing to close out it's lien on this property. HDK's attorney has been in

contact with the IDA Attorney's Tom Company and Kevin McArdle. The DEC has also contacted Lepinski regarding lack of reporting for on-site oil storage tanks. The legal nature of this matter required further discussion in Executive Session.

- **Climax Building**

Real Estate acquisition of the Climax property required further discussion in Executive Session.

- **MA&N Railroad**

Attorney Tom Company reported the legal documents for the Newton Falls railroad spur is completed and awaiting payment of the legal fees prior to final closing.

New Business:

- **Loan Fund**

Skewed Brewing: The small business revolving loan of \$29,500 to Skewed Brewing closed on December 28th. This funding will be utilized for equipment and working capital for improvements on the building and some existing equipment. Construction on the boiler room is in progress and other plumbing issues continue to be resolved. Skewed Brewing is waiting for their final approval from the State Liquor Authority to commence brewing. It is expected they will start production within the month.

BarkEater Craft Brewery: Eric Virkler, Tim Petersen and Attorney Kevin McArdle will draft a letter to Dean Richards explaining the obligations required.

Continued discussion to be in Executive Session

Arborcare: Herb Frost, owner of Arborcare Tree Removal, has requested that the IDA Board consider interest-only payments from February – June of 2018. Mr. Frost told IDA staff that his business continues to grow, but due to the extreme cold and snow, the only income supplementing himself and an employee is snow plowing. Mr. Frost has been forward-thinking in looking for ways to accommodate this during winter months, and commence tree-removals once spring comes.

A motion to allow interest only payments from February through June 2018, with the contingency of a formal letter from Arborcare outlining their intentions and review from the IDA attorney was made by Jared Thisse and seconded by Joe Lawrence. Motion carried.

- **County Contract**

An annual contract renewal with the County for the agreement to provide administrative services for the LCIDA needs to be approved. The IDA will continue to contract Eric Virkler for his services as the Director of the IDA and Director of Economic Development.

A motion to renew the contract for administrative services with Lewis County was made by Tina Schneider and seconded by Jared Thisse. Motion carried.

- **Board Membership**

The passing of board member Roscoe K. Fawcett and the resignation of Shawn Moshier leaves two vacant positions on the IDA Board. Ryan Piche, County Manager, stated that Lewis County will help with this process by placing an ad in the newspaper to solicit interested candidates and go through the interview process. IDA Board Member, Joe Lawrence, stated that interviewing with the Legislators was a helpful process, but feels that IDA Board members should also be present during the interviews.

A motion to appoint Craig Brennan as Chairman for the duration of Roscoe K. Fawcett's term ending May 31st was made by Jared Thisse and seconded by Joe Lawrence.

- **County PILOT Resolution**

The Lewis County Legislators passed a resolution recommending that the IDA establish as a general policy that future PILOT recipients agree not to commence any tax assessment challenges during the years the agreement is in effect or for any renewal, extension or modification period. Craig Brennan stated that the Legislators understand that they cannot enforce the regulation and would like to request the IDA board to consider the impact prior to any action. Verbiage in the legal documents regarding a PILOT agreement could potentially resolve the situation, and IDA Board members requested that IDA staff review the language of our PILOT application.

- **Johnson Lumber PILOT**

Attorney Kevin McArdle identified that because of surveys that had to take place on the Johnson Lumber property, new tax parcel numbers were created, which were not on the original PILOT. An amendment to update the tax parcel numbers is required.

A motion to amend the PILOT with the corrected parcel numbers was made by Tina Schneider and seconded by Jared Thisse. Motion carried.

Executive Directors Report

- The IDA office will be sponsoring an information meeting regarding solar projects and taxation of such, with NYSERDA on January 11th at 6pm at the Town of Denmark offices.
- Two informational meetings with Acadia Energy will be held on January 10th and 18th at 9am at the IDA office for the concept for a micro grid for the Lowville area.

Executive Session:

- A motion to go into Executive Session for the discussion of litigation and contract negotiations was made by Tina Schneider and seconded by Joe Lawrence. Motion carried.
- A motion to exit Executive Session was made by Tina Schneider and seconded by Shawn Moshier.
- No action was taken following the Executive Session.

Next Meeting: February 01, 2018

A motion to adjourn the meeting was made by Shawn Moshier and seconded by Joe Lawrence. Motion carried and meeting adjourned at 10:23.

Respectfully submitted,

Christina Schneider
Secretary/Treasurer

County of Lewis IDA
Board Meeting
Thursday, January 04, 2018

Please Sign In		
Name	Affiliation	
1 Craig Brennan	Chair	
2 LARRY DOLHOFF		
3 Roni Butens		
4 Q. Schaefer	IDA Board	
5 Tom Langsam	IDA	
6 Eric V. Kler	IDA	
7 Ryan Jahn	Lewis County	
8 Shawn Mashko	IDA	
9 JOE LAWRENCE	IDA	
10 Jared THISSO	IDA	
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