



Minutes of the
County of Lewis Industrial Development
Agency
February 01, 2018
7642 N. State St.
Lowville, New York

Board Members Present:

Craig Brennan, Christina Schneider, Joe Lawrence, Shawn Moshier, Jared Thisse

Board Member Excused:

Gary Herzig

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

Privilege of the Floor:

- NYSERDA held a meeting in the Town of Denmark last month regarding the building of Solar Rays. Mark Richardson, President of Solitude Solar attended the meeting and asked if he could address the IDA Board. His company is developing projects in the towns of Denmark and New Bremen. Mr. Richardson provided the board basic information on small scale commercial solar projects and requested that Lewis County consider a standard taxation methodology for projects of this nature.

The minutes of the January 04, 2018 meetings were approved upon a motion made by Shawn Moshier and seconded by Craig Brennan. Motion carried.

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

Old Business:

- **Business Park**
Tim Petersen provided the board a summary of next steps related to zoning, wastewater district and SEQR that are in process with the Town of Lowville. Staff will continue to work on these steps. Mr. Virkler noted that engineering and legal services will be needed, in particular for the wastewater district. The Board also discussed closing on the property purchase and the intent is to wait as these above activities are moving forward.
- **Wind PILOTS**
Number Three project has submitted its preliminary State Article 10 application
- **Climax Building**
This project will be discussed in Executive Session due to the confidential nature of the negotiations.

- **Board Officers and Members**

It is expected that Ron Burns will be appointed by the County Legislature to join the IDA Board. County Manager, Ryan Piche advised an advertisement has been circulated in all media for people interested in joining the board. Real Estate, Banking and private sector persons would be an asset.

As discussed at last months meeting, Shawn Moshier has decided to resign from the Board and this will be his last meeting. The Board thanked him for his valued service.

Chairman Brennan noted he has discussed with Joe Lawrence his interest in serving as the Vice Chair. Mr. Brennan asked if any other board members were interested in that position. All others supported Joe.

A motion made by Craig Brennan and seconded by Tina Schneider to appoint Joe Lawrence as LCIDA Vice Chairman. Motion carried.

- **Trinity Ave Building**

In October 2017 Skewed Brewing took over the lease at the Trinity Avenue building. Due to poor initial construction and extreme cold weather, repairs were required to the boiler room and plumbing for the boiler. Mr. Virkler stated that he believes the LCIDA should be responsible for some or most of this cost as the condition of the building should have been the IDA's responsibility prior to Skewed Brewing's occupancy. He proposed the LCIDA pay 75% of the repair costs and the business pay the remainder. The Board discussed and believes we should expect more responsibility for the damage from the business and revised the cost share to 50/50.

A motion made by Jared Thisse and seconded by Tina Schneider it was agreed the LCIDA would pay 50% of the repair costs incurred for damages to the boiler room at the Trinity Ave building. Motion carried.

- **County PILOT Resolution**

No activity this month.

New Business:

- **Double Play Community Center**

The IDA has been participating with a steering committee for the Double Play Community Center. The organization has identified land for their project and a next step will be a cost estimate for site preparation and construction. Mr. Virkler noted this work is estimated at \$12,000 and asked if the LCIDA would be interested in assisting with that consulting engagement. He noted that the community center will have economic impact in the community including an estimated 20 jobs. The Board discussed this and determined we do not want to set a precedent, especially for non-profit organizations, to fund studies. The Board agreed that our role to provide staff support is a benefit to the organization.

- **Snow Ridge**

Snow Ridge Ski Resort was approved for a NYS CFA grant for improvements to the facility. Mr. Virkler noted the project totals approximately \$220,000 and the business is seeking financing for the various components of the project. We have met with the owners and discussed the potential to provide financing for groomer via a sale leaseback transaction. This equipment would cost approximately \$60-

70,000. The board discussed other financing ideas including small business loan fund and Mr. Virkler noted our fund will need to be replenished to be able to provide this level of assistance. It was discussed that we would be interested in continuing to support this project with some type of financing and that Snow Ridge should initiate a request for assistance with a loan/project application. County Manager, Ryan Piche informed the board that Snow Ridge's project was ranked 3rd for the North Country Regional Council's funded projects.

Executive Directors Report:

- **Value Added Dairy**

Mr. Virkler noted we continue to work with a dairy entrepreneur and recently provided a tour of potential building sites for a small processing facility. The individual will be working on a project cost estimate and business plan and there is potential for the LCIDA to assist with financing this project in some form.

Executive Session:

- A motion to go into Executive Session for discussion of confidential property negotiations and personnel matters was made by Tina Schneider and seconded by Jared Thisse. All voted in favor.
- A motion to exit Executive Session was made by Tina Schneider and seconded by Shawn Moshier. All in favor.

Action Taken in Executive Session:

- A motion to increase compensation for Marketing Specialist Brittany Davis to an annual amount of \$45,000 effective immediately was made by Shawn Moshier and seconded by Craig Brennan. All voted in favor.
- A motion to authorize engineering and environmental review for the Climax building at a cost not to exceed \$15,000 was made by Jared Thisse and seconded by Tina Schneider. All in favor.

Next Meeting: March 01, 2018

A motion to adjourn the meeting was made by Shawn Moshier and seconded by Tina Schneider. Motion carried and meeting adjourned at 10:40 AM.

Respectfully submitted,

Christina Schneider
Secretary/Treasurer

County of Lewis IDA
Board Meeting
Thursday, February 01, 2018

Please Sign In		
	Name	Affiliation
1	Eric Vickler	Lewis County
2	RON BURNS	Legislation Dist 3
3	Fraig Drennan	LCIDA
4	LARRY DOWD	Lewis City
5	Sheva Motter	IPA
6	Christine Schroeder	IDA
7	JOE LAWRENCE	IDA
8	Bill Maxim	Carpenters
9	Jared Thisso	IDA
10	MARK RICHARDS	SALTDE SALT
11	Kyle Fike	County
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