



**Board Members Present:** Joe Lawrence, Thomas Gillette, Darlene Rowsam, McKenzie Lehman, and Jerry Cayer (8:03am)

**Others Present:** Brittany Davis, Jenna Kraeger, Cheyenne Steria, and Christopher Canada (Hodgson Russ- joined virtually)

**Excused Board Members:** Ron Burns and Gagan Singh

Chairman Joseph Lawrence called the meeting to order at 8:01 am.  
Chairman Lawrence read the Naturally Lewis mission statement.

### Items for Approval

8:01 – 9:08

- **The minutes for April 1, 2021 Regular Meeting** were approved upon a motion made by Tom Gillette and seconded by McKenzie Lehman. All present were in favor and the motion carried.
- **March Financial Reports** were presented and discussed. Report was approved upon a motion by Darlene Rowsam and seconded by Tom Gillette. All present were in favor and motion carried.
- **Quarter 1 Loan Report** was presented and discussed with the board. No approval needed.
- LCIDA Board approves **Solitude Solar Turin East Road** request for re-assignment of all lease and project agreements to Turin Solar Fund, LLC contingent on legal council's approval on a motion by Jerry Cayer seconded by Tom Gillette. All present were in favor and motion carried.
- LCIDA Board reviewed **public hearing minutes** for Solitude Solar projects in the Towns of Lowville and Martinsburg. Flat Rock Road and Glendale Road projects do NOT include a sales tax exemption due to stage of the project. The Lowville Projects, Waters Road Unit A & B, requested a sales tax exemption and the Pro Formas demonstrated the benefit of the LCIDA involvement. Any sales tax exemption approved for Lowville cannot be granted retroactively.
- **Solitude Solar LLC Martinsburg Flat Rock & Glendale Road Solar Projects**
  - **SEQR resolutions** for the Solitude Solar LLC Flat Rock Road and Glendale Road projects in the Town of Martinsburg were passed on a motion made by Tom Gillette and seconded by Darlene Rowsam. Roll call vote:
    - Joe Lawrence - Aye
    - Gagan Singh - Excused
    - Thomas Gillette - Aye
    - Darlene Rowsam - Aye
    - McKenzie Lehman - Aye
    - Jerry Cayer - Aye
    - Ron Burns - Excused
    - Motion carries.



- A **final resolution** to enact the PILOT benefits for Solitude Solar, LLC for their **Flat Rock Road** project located at 5194 Flat Rock Road, 4.8 MW, Town of Martinsburg, NY. A motion to approve the resolution was made by Darlene Rowsam and seconded by Tom Gillette. Roll call vote:
  - Joe Lawrence - Aye
  - Gagan Singh - Excused
  - Thomas Gillette - Aye
  - Darlene Rowsam - Aye
  - McKenzie Lehman - Aye
  - Jerry Cayer - Aye
  - Ron Burns - ExcusedMotion carries.
- A **final resolution** for their **Glendale Road** project located at 6468 Glendale Road, 1.8 MW, Town of Martinsburg, NY. A motion to approve the resolution was made by Tom Gillette seconded by McKenzie Lehman. Jerry disclosed landowner is an employee at LCHS and a fellow parent of their kids sports team. Canada does not believe it to be a conflict under the IDA statute. Roll call vote:
  - Joe Lawrence - Aye
  - Gagan Singh - Excused
  - Thomas Gillette - Aye
  - Darlene Rowsam - Aye
  - McKenzie Lehman - Aye
  - Jerry Cayer - Aye
  - Ron Burns - ExcusedMotion carries.
- **Solitude Solar LLC Lowville Waters Road Unit A & B Solar Projects**
  - **SEQR resolutions** for the Solitude Solar LLC **Waters Road Unit A and Unit B** projects in the Town of Lowville were passed on a motion made by Darlene Rowsam and seconded by McKenzie Lehman. Roll call vote:
    - Joe Lawrence - Aye
    - Gagan Singh - Excused
    - Thomas Gillette - Aye
    - Darlene Rowsam - Aye
    - McKenzie Lehman - Aye
    - Jerry Cayer - Aye
    - Ron Burns - ExcusedMotion carries.
  - A **final resolution** to enact the PILOT benefits for Solitude Solar, LLC for their **Waters Road Unit A** project located at 5785 Waters Road, 5 MW - Unit A, Lowville NY. A motion to approve the resolution was made by Tom Gillette seconded by Darlene Rowsam. Roll call vote:



Joe Lawrence - Aye  
Gagan Singh - Excused  
Thomas Gillette - Aye  
Darlene Rowsam - Aye  
McKenzie Lehman - Aye  
Jerry Cayer - Aye  
Ron Burns - Excused  
Motion carries.

- o A **final resolution** to enact the PILOT benefits for Solitude Solar, LLC for their **Waters Road Unit B** project located at 5785 Waters Road, 2MW - Unit B, Lowville NY. A motion to approve the resolution was made by Darlene Rowsam seconded by Tom Gillette. Roll call vote:

Joe Lawrence - Aye  
Gagan Singh - Excused  
Thomas Gillette - Aye  
Darlene Rowsam - Aye  
McKenzie Lehman - Aye  
Jerry Cayer - Aye  
Ron Burns - Excused  
Motion carries.

- Christopher Canada provided an update on the **Number 3 Wind** project. Sales tax resolution documents will be signed today based on resolution passed at the April 1 LCIDA Board meeting. No board actions are required today.

#### Executive Director's Report

9:08 – 9:17

- Brittany Davis noted her previously distributed **Directors Report** highlighting In-home Childcare Program, several entrepreneurs starting businesses, working on entrepreneur programming, and radio advertisements for solar education.
- Executive Director Davis updated the LCIDA Board on County developing the **Broadband Taskforce**. Darlene Rowsam has pointed out that collaboration is important between schools and the county to work together on solutions. The County has approved \$1M towards broadband development.

#### Committee Reports

9:17 – 9:19

- The Board reviewed the **April Projects Committee Notes** highlighting progress on the Lyonsdale RFEI process.

#### Discussion Items

9:19 – 9:39

Minutes of the County of Lewis Industrial Development Agency  
May 6, 2021 | 8:00-9:30am  
Lewis County JCC Education Center  
Lowville, NY 13367



- Executive Director Davis updated the board on the CDBG Microenterprise Grant Program highlighting the grant recipients and projects.
- Davis updated the board on the success of the Winter Design Challenge Grant Program, \$17,000 benefitting 20 Lewis County businesses or not-for-profits.
- Davis updated the board on the County Stimulus Funding initiatives the Lewis County Economic Development partner group has been working on for the past few months.
- Davis shared the 2020 Fort Drum Economic Impact Statement highlighting the impact on Lewis County.

A motion to adjourn was made at 9:39am by Mckenzie Lehman and seconded by Darlene Rowsam. Motion carried.

Respectfully submitted,

Cheyenne Steria  
Secretary/Treasurer