



Board Members Present: Jerry Haenlin, McKenzie Lehman, Darlene Rowsam, Gagan Singh, Joe Lawrence, Jessica Young (arrived at 8:27am)

Board Members Absent: Herb Frost

Others Present: Nadene Ziegler (zoom), Candace Randall, Joanne Witt, Cheyenne Steria, Jenna Lauraine

I. Call to Order

- a. Chairman Joe Lawrence called the meeting to order at 8:20am.

II. Items for Approval

a. McRez Packaging International

- i. The Board reviewed the **SEQR Resolution** for the McRez Packaging International Project that is standard procedure for consideration of

PILOT incentives. A motion to adopt the **SEQR Resolution** accepting the determination by the Town of Lyonsdale Town Board to act as lead agency for the environmental review of the McRez Packing International (MPI) LLC project and acknowledging receipt of the negative declaration issued with respect thereto was made by McKenzie Lehman and seconded by Jerry Haenlin. Roll call:

1. Darlene Rowsam – YES
2. Mckenzie Lehman – YES
3. Gagan Singh – YES
4. Joe Lawrence – YES
5. Herb Frost – EXCUSED
6. Jessica – EXCUSED

- ii. Jessica Moser arrived at 8:27am after SEQR discussion and vote.

- iii. The Board reviewed the **Approving Resolution** authorizing execution of documents in connection with a lease/leaseback transaction for a

project for McRez Packing International (MPI) LLC. The board discussed that the MPI Public Hearing was held on August 25 at the Lyons Falls Riverside Park Pavilion with no attendees. The board reviewed correspondence from Town Lyonsdale Deputy Supervisor

regarding the project. Nadene Ziegler, legal counsel from Hodgson Russ LLP, points to Schedule C in response to Town Council

Comments acknowledging that we have received their comments and
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addressed their concerns regarding the project and process. A motion was made to accept the Approving Resolution was made by Jerry

Haenlin, second by Jessica Moser. Roll call:

1. Darlene Rowsam – YES
2. Mckenzie Lehman – YES
3. Gagan Singh – YES
4. Joe Lawrence – YES
5. Herb Frost – EXCUSED
6. Jessica Moser– YES

iv. The Board also discussed an Installment Sale Agreement for MPI for wastewater equipment to support the project. The current terms being discussed for the installment sale for equipment are up to \$550,000 for 5 years at 5% interest. The Board discussed alternative scenarios for the project, including 10-year options for the business owner to consider. A motion to table the discussion and allow staff to work with the business owner on options for discussion at the

November IDA Board meeting was made by Darlene Rowsam, seconded by Gagan Singh. All in favor, motion carried.

III. Minutes

- a. A motion to approve of the **September 4, 2025 Regular Board Meeting** was made by Jerry Haenlin and seconded by Darlene Rowsam. All present voted in favor and motion carried.

IV. Financial Reports

- a. Cheyenne Steria presented the **August 2025 Financial Reports** to the Board, including the expenses by vendor summary, YTD profit and loss statement, and the balance sheet. Cheyenne Steria provided that Second Place Beer Co. did send in some payments, but is still behind. Cheyenne also noted that the IDA would have to let a CD mature in order to have

funds available for an installment sale for McRez.

- i. A motion to approve the **August 2025 Financial Reports** was made by Jerry Haenlin and seconded by Mckenzie Lehman. All present voted in favor and motion carried.

V. Continued Items for Approval

a. County of Lewis IDA Community Bank Account



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- i. The board discussed removing previous Executive Director, Brittany Davis from the County of Lewis IDA Community Bank Account and subsequently adding the new Executive Director, Joanne Witt as a check signer.

1. A motion was made to **remove Brittany Davis as a signer from the account** by Jerry Haenlin, second by Jessica Moser. All present voted in favor and motion carried.
2. Motion to **add Executive Director, Joanne Witt as a check signer to the account** was made by Darlene Rowsam second by Jerry Haenlin. All present voted in favor and motion carried.

VI. IDA Report

a. Joanne Witt presented the **IDA Report** to the Board, including updates on the key work of the IDA – community partnerships, policy development, proactive & strategic incentive programs, leveraging financial resources, and organizational updates. Highlighting potential investments surrounding a future Kraft project, and potential incentive projects in the pipeline.

a. Naturally Lewis, Inc. Appointee Updates

- i. Naturally Lewis Inc. discussed at their last board meeting the nuances between appointed members and term limits and how that affects the IDA Board Appointee in particular. Gagan Singh is the current appointee and has also been appointed as the Treasurer of Naturally Lewis Inc Board. The Naturally Lewis Board is also discussing the best lines of communication between boards moving forward utilizing both appointed members and the Executive Director to effectively communicate updates to each

organization/board. No action is necessary.

b. Board Meeting Times

i. The Board discussed future meeting days and times to accommodate schedules of the members. Staff will poll the Board for best days of the week with a suggestion to move the meeting start time to 8:30am.

c. Reminder to complete ABO Training

i. Staff reminded Gagan, Darlene and Herb to complete the ABO Board Training that is required as an IDA Board Member every three years.

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Joanne will send options to complete the training to remaining board members who have yet to complete it.

d. Attract What We Want Plan

i. Staff is anticipating the final phase of the Attract What We Want Plan from Camoin Associates to review at our November meeting.

The

Board would like to invite the Naturally Lewis Inc. and Lewis County Development Corporation Boards to the presentation as well – set a time to start the presentation so that IDA can get through regular business first.

VIII. Adjournment

a. A motion to adjourn was made at 9:21am by Gagan Singh and seconded by Mckenzie Lehman. All present voted in favor and motion carried.

Profit and Loss
 County of Lewis IDA
 August 1-31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
3022 Interest Income	0
3020 IDA - Bank Accounts Interest	10,406.90
3081 Loan Fund Interest Income	21.02
3091 IDA - Installment Sale Interest Income	0
3034 Snow Ridge Groomer 1	319.48
3036 Snow Ridge Groomer 2	503.92
Total for 3091 IDA - Installment Sale Interest Income	\$823.40
Total for 3022 Interest Income	\$11,251.32
Total for Income	\$11,251.32
Cost of Goods Sold	
Gross Profit	\$11,251.32
Expenses	
3229 Project Expenses	100.00
3320 Repairs & Maint	250.00
Total for Expenses	\$350.00
Net Operating Income	\$10,901.32
Other Income	
Other Expenses	
Net Other Income	0
Net Income	\$10,901.32

Balance Sheet
County of Lewis IDA
As of August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Cash-Petty Cash	50.00
IDA CD 1M - x0868	1,027,366.26
IDA CD 500K - x0867	514,114.18
IDA Checking x1214	9,537.60
IDA Micro Rev Loan x2054 CLOSED	
IDA Money Market x1248	367,164.30
IDA USDA Loan Fund x1511	98,616.76
NYCLASS	1,393,614.32
Total for Bank Accounts	\$3,410,463.42
Accounts Receivable	\$316,597.00
Other Current Assets	\$400,275.80
Total for Current Assets	\$4,127,336.22
Fixed Assets	
1300 Accumulated Depreciation	
1976 Trinity Ave Building	0
1977 Trinity Ave Land	
1978 Harrisville Bank Building	45,500.00
1979 Harrisville Bank Land	4,500.00
Total for Fixed Assets	\$50,000.00
Other Assets	\$404,234.00
Total for Assets	\$4,581,570.22
Liabilities and Equity	
Liabilities	
Liabilities	0
Equity	\$4,581,570.22
Total for Liabilities and Equity	\$4,581,570.22

Expenses by Vendor Summary

County of Lewis IDA

August 2025

VENDOR	TOTAL
Charlotte Sullivan	250.00
Village of Lyons Falls	100.00
TOTAL	\$350.00

**APPROVING RESOLUTION
MCREZ PACKING INTERNATIONAL (MPI) LLC PROJECT**

A regular meeting of County of Lewis Industrial Development Agency (the “Agency”) was convened in public session at the Lewis County Jefferson Community College Education Center located at 7395 East Road in the Town of Lowville, Lewis County, New York on October 2, 2025 at 8:15 o’clock a.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Joe Lawrence	Chair
Gagan Singh	Vice Chair
Jessica Moser	Treasurer
Darlene Rowsam	Secretary
Herb Frost	Member
Gerald Haenlin	Member
McKenzie Lehman	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Joanne Witt	Executive Director
Cheyenne Steria	Director of Development
Kristen Ward Aueter	Director of Tourism
Kaylee Talbot	Economic and Tourism Development Specialist
Jenna Lauraine	Programs & Partnership Director
Candace Randall, Esq.	Agency Counsel
Nadene E. Zeigler, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 1025-__

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR MCREZ PACKING INTERNATIONAL (MPI) LLC (THE “COMPANY”).

WHEREAS, County of Lewis Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 62 of the 1973 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter

collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial, manufacturing and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, McRez Packing International (MPI) LLC, a New York limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a portion of an approximately 48.70 acre parcel of land located at 3823 Marmon Road (tax map number 323.00-01-78.300) in the Village of Lyons Falls and Town of Lyonsdale, Lewis County, New York (the “Land”), together with an approximately 12,000 square foot building located thereon (the “Facility”), (2) the renovation of the Facility and (3) the acquisition and installation of various machinery and equipment therein and thereon (the “Equipment”) (the Land, the Facility and the Equipment hereinafter referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as a meat processing facility for the harvesting, processing and packaging of various meat products and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on July 3, 2025 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Director of Development of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on August 12, 2025 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located (collectively, the “Affected Tax Jurisdictions”); (B) caused notice of the Public Hearing to be posted on August 12, 2025 on a bulletin board located at 4059 Cherry Street in the Village of Lyons Falls and the Town of Lyonsdale, Lewis County, New York and on the Agency’s website; (C) caused notice of the Public Hearing to be published on August 13, 2025 in the Daily Sentinel, a newspaper of general circulation available to the residents of the Village of Lyons Falls and Town of Lyonsdale, Lewis County, New York; (D) conducted the Public Hearing on August 25, 2025 at 2:00 p.m., local time at the Pavilion at Riverside Park located at 6904 Laura Street in the Village of Lyons Falls, Lewis County, New York; (E) prepared a report of the Public Hearing (the “Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency and (F) caused a copy of the certified Public Hearing Resolution to be mailed to the Affected Tax Jurisdictions on August 12, 2025; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on September 4, 2025 (the “SEQR Resolution”), the Agency (A) concurred in the determination that the Town of Lyonsdale Town Board (the “Town Board”) was designated to act as the “lead agency” with respect to the Project and (B) acknowledged receipt of a negative declaration from the Town Board issued on April 15, 2025 (the “Negative Declaration”) in which the Town Board determined that that the Project will not have a “significant effect on the environment” and, therefore, that an “environmental impact statement” is not required to be prepared with respect to the Project; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Lewis County, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Lewis County, New York by undertaking the Project in Lewis County, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the “Agency Documents”): (A) a certain lease to agency (the “Lease to Agency” or the “Underlying Lease”) by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the “Leased Premises”); (B) a certain license agreement (the “License to Agency” or the “License Agreement”) by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company will grant to the Agency (1) a license to enter upon the balance of the Land (the “Licensed Premises”) for the purpose of undertaking and completing the Project and (2) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement (as hereinafter defined); (C) a lease agreement (and a memorandum thereof) (the “Lease Agreement”) by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency’s administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (D) a payment in lieu of tax agreement (the “Payment in Lieu of Tax Agreement”) by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a uniform agency project agreement (the “Uniform Agency Project Agreement”) by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (F) a certain recapture agreement (the “Section 875 GML Recapture Agreement”) by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (G) a sales tax exemption letter (the “Sales Tax Exemption Letter”) to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; (H) a New York State Department of Taxation and Finance form entitled “IDA Appointment of Project Operator or Agency for Sales Tax Purposes” (the form required to be filed pursuant to Section 874(9) of the Act) (the “Thirty-Day Sales Tax Report”) and any additional report to the Commissioner of the State Department of Taxation and Finance concerning

the amount of sales tax exemption benefit for the Project (the “Additional Thirty-Day Project Report”); (I) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a “Contractor”) (1) a certain agency indemnification agreement (the “Contractor Agency and Indemnification Agreement”) by and between the Agency and the Contractor, (2) a certain recapture agreement (the “Contractor Section 875 GML Recapture Agreement”) by and between the Agency and the Contractor, (3) a sales tax exemption letter (the “Contractor Sales Tax Exemption Letter”), and (4) a Thirty-Day Sales Tax Report (the “Contractor Thirty-Day Sales Tax Report”) and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the “Additional Thirty-Day Project Report”) (collectively, the “Contractor Documents”); (J) if the Company intends to request the Agency to appoint (1) the Company, as agent of the Agency and (2) a Contractor, as agent of the Agency prior to closing on the Project and the Lease Agreement, agency and indemnification agreements, interim Section 875 GML recapture agreements, interim sales tax exemption letters and interim thirty-day sales tax reports (collectively, the “Interim Documents”); and (K) various certificates relating to the Project (the “Closing Documents”);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. All action taken by the Director of Development of the Agency with respect to the Public Hearing with respect to the Project is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Agency Counsel to the Agency with respect to all matters in connection with the Project. Special Agency Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution. Special Agency Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

Section 3. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constitutes a “project,” as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of Lewis County, New York;

(D) It is estimated at the present time that the costs of the planning, development, acquisition, construction, reconstruction and installation of the Project Facility (collectively, the “Project Costs”) will be approximately \$700,000;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;

(F) (1) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project

Facility, and accordingly the Project is not prohibited by the provisions of Section 862(2)(a) of the Act, and (2) accordingly the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act;

(G) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Lewis County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;

(H) The Agency has reviewed the Public Hearing Report and, as noted in the memorandum attached hereto as Exhibit B, has fully considered all comments contained therein;

(I) The Project should receive the Financial Assistance in the form of exemptions from sales tax, mortgage recording tax and real property tax based on the description of expected public benefits to occur as a result of this Project, as described on Exhibit A attached hereto and failure by the Company to meet the expected public benefits will result in a recapture event; and

(J) It is desirable and in the public interest for the Agency to enter into the Agency Documents, except that for the Interim Documents, the following conditions shall be met prior to the Agency entering into the Interim Documents: (1) the term of the Interim Documents shall not exceed one hundred twenty (120) days, unless future extensions are consented to by the Agency in writing, (2) the Company shall have paid the Agency's administrative fee relating to the Interim Documents, (3) the Company and any contractors shall have delivered evidence of adequate insurance coverage protecting the Agency and (4) execution by the other parties thereto and delivery of same to the Agency of the Interim Documents.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) accept the License Agreement; (B) lease the Project Facility to the Company pursuant to the Lease Agreement; (C) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (D) enter into the Payment in Lieu of Tax Agreement; (E) enter into the Uniform Agency Project Agreement; (F) enter into the Section 875 GML Recapture Agreement; (G) enter into the Contractor Documents; (H) enter into the Interim Documents; and (I) grant the Financial Assistance with respect to the Project.

Section 5. The Agency is hereby authorized (A) to acquire a license in the Licensed Premises pursuant to the License Agreement, (B) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease, (C) to acquire title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency, and (D) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire, construct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and installation are hereby ratified, confirmed and approved.

Section 7. The Chair (or Vice Chair), with the assistance of Agency Counsel and/or Special Counsel, is authorized to negotiate and approve the form and substance of the Agency Documents.

Section 8. (A) The Chair (or Vice Chair) is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary of the Agency is

hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chair (or Vice Chair) shall approve, the execution thereof by the Chair (or Vice Chair) to constitute conclusive evidence of such approval.

(B) The Chair (or Vice Chair) is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 10. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Joe Lawrence	VOTING	_____
Gagan Singh	VOTING	_____
Jessica Moser	VOTING	_____
Darlene Rowsam	VOTING	_____
Herb Frost	VOTING	_____
Gerald Haenlin	VOTING	_____
McKenzie Lehman	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF LEWIS)

I, the undersigned Secretary of County of Lewis Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October 2, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of October, 2025.

Secretary

EXHIBIT A

DESCRIPTION OF THE EXPECTED PUBLIC BENEFITS

In the discussions had between the Project Beneficiary and the Agency with respect to the Project Beneficiary’s request for Financial Assistance from the Agency with respect to the Project, the Project Beneficiary has represented to the Agency that the Project is expected to provide the following benefits to the Agency and/or to the residents of Lewis County, New York (the “Public Benefits”):

Description of Benefit		Applicable to Project (indicate Yes or NO)		Expected Benefit
1.	Retention of existing jobs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
2.	Creation of new permanent jobs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	62 full time equivalent new jobs at the Project Facility within 2 years of the date hereof.
3.	Creation of construction employment for local labor (i.e., labor resident in the area comprised of Lewis County)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Average of 5 full time equivalent construction jobs at the Project Facility.
4.	Private sector investment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$700,000 at the Project Facility within 2 years of the date hereof.
5.	Estimated value of tax exemptions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Real property tax exemption is estimated at approximately \$200,580 and sales tax exemption is estimated at approximately \$48,000.
6.	Likelihood of project being accomplished in a timely fashion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	High likelihood of project being completed in a timely manner.
7.	Extent of new revenue provided to local taxing jurisdictions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The investment by the Company in the Project demonstrates the Company’s commitment to continuing operations in the Village of Lyons Falls and the Town of Lyonsdale, New York.
8.	Any additional public benefits	<input type="checkbox"/> Yes	<input type="checkbox"/> No	This Project will promote local growers, supply schools with USDA-certified protein and keeps protein in-state.
9.	Regional wealth creation (% of sales/customers outside of the County)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
10.	Located in a highly distressed census tract	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
11.	Alignment with local planning and development	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The Project is consistent with local planning and development

	efforts			efforts.
12.	Promotes walkable community areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The Project site is not located in an urban setting with sidewalks.
13.	Elimination or reduction of blight	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The Project site is not a blighted area.
14.	Proximity/support of regional tourism attractions/facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
15.	Local or County official support	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The Project has local and County support.
16.	Building or site has historic designation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	There is no historic designation.
17.	Provides brownfield remediation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	No brownfields present.

EXHIBIT B

MEMORANDUM REGARDING PUBLIC HEARING COMMENTS

1. Per the Public Hearing Report, attached hereto as Schedule A, no one attended the public hearing.
2. The Deputy Supervisor of the Town of Lyonsdale submitted a letter dated September 5, 2025 to the Agency (the "Town Letter"), attached hereto as Schedule B.
3. Agency Findings regarding the Town Letter are attached as Schedule C.

SCHEDULE A

PUBLIC HEARING REPORT

- SEE ATTACHED -

Lewis County Industrial Development Agency
Public Hearing for McRez Packaging International
Riverside Park, Lyons Falls | August 25, 2025 | 2:00pm

A public hearing pursuant to Article 18-A of the New York General Municipal Law was held by the Lewis County Industrial Development Agency on August 25, 2025.

Present In-Person: Cheyenne Steria, Director of Development, Naturally Lewis

Present via Zoom: none

Director of Development, Cheyenne Steria, opened the public hearing for McRez Packaging International at 2:00pm.

With no one else present, Cheyenne stated the purpose of the public hearing for the recording and stated the available documents – the public hearing notice, application and cost-benefit analysis.

The public hearing was held open with no one arriving to give comment.

Cheyenne Steria closed the Public Hearing for McRez Packaging International 2:23pm.

SCHEDULE B

TOWN LETTER

- SEE ATTACHED -

Date: September 5, 2025

To: Executive Director
County of Lewis Industrial Development Agency
7551 South State Street
Lowville, NY 13367

Re: Public Hearing on Proposed Project – McRez Packing International (MPI) LLC

Dear Executive Director,

As a member of the Town Council for the Town of Lyonsdale, I am submitting these comments regarding the proposed project and associated financial assistance being considered by the Lewis County Industrial Development Agency (LCIDA) for McRez Packing International (MPI) LLC.

I wish to formally express serious concerns regarding the process, transparency, environmental, community, and economic impacts of this proposed project:

1. **Building Code and Site Plan Compliance** – The proposed meat processing facility involves an unauthorized change of use for buildings located on the same tax parcel. Additionally, the facility has not completed all conditions imposed by the Town Board as part of its site plan review approval. Providing financial assistance for a facility that remains noncompliant with building codes and local approvals is premature and raises public safety and legal concerns.
2. **Public Hearing Location and Notice** – The public hearing was scheduled in a location (Pavilion at Riverside Park) that is not a recognized municipal building and does not provide a formal, accessible venue for public participation. Furthermore, the notice of the hearing was not widely or clearly published according to standard public meeting procedures. These deficiencies limit the ability of the public to participate meaningfully in the decision-making process.
3. **SEQR and Environmental Concerns** – The Agency has not yet made a determination under the State Environmental Quality Review Act (SEQR) regarding potential environmental impacts of the project. In particular, this project has the potential to impact water quality in the Moose River, as the proposed facility plans to directly discharge into the river basin, which does not have adequate flow for dilution.
4. **Community and Economic Impacts** – The proposed slaughterhouse may have significant negative effects on the community and local economy, including:

- **Tourism impacts:** The proximity of the facility to the Adirondack Park and surrounding rural areas could deter visitors, negatively affecting local tourism businesses and the broader regional economy.
 - **Quality of life for residents:** Odors, noise, increased traffic from transport of livestock and products, and visual impacts may substantially reduce the rural character and livability of Lyonsdale.
 - **Public perception and economic development:** Large-scale slaughterhouse operations may limit other economic opportunities or investments that rely on clean water, scenic views, and recreation.
5. **Lack of Transparency and Public Support** – The combination of limited notice, non-traditional hearing location, and lack of accessible information on the project demonstrates a lack of transparency and suggests minimal public support for this initiative. Full opportunity for review and comment is required under law and good governance.
6. **Inconsistent Financial Assistance Request** – The original application filed in April 2022 appears to request only a sales tax exemption, yet the public notice lists exemptions from use taxes, real property taxes, real estate transfer taxes, and mortgage recording taxes. Granting financial assistance beyond what was requested, without clear public notice, undermines transparency and accountability.

For these reasons, I respectfully urge the Agency to:

- Ensure the facility fully complies with building codes and all conditions of the Town Board site plan approval before any consideration of financial assistance;
- Reschedule the hearing at an appropriate municipal facility with adequate notice to the public;
- Complete all SEQR reviews and make determinations available for public inspection, with particular attention to potential impacts on the Moose River and surrounding rural communities;
- Carefully evaluate community and economic impacts, including tourism, resident quality of life, and future economic development opportunities;
- Limit financial assistance to what was specifically requested in the original application unless a fully transparent public process is conducted for any expansion;

- Provide sufficient opportunity for public review and comment prior to any Agency decision.

Additionally, I would like to formally request a transcript or summary report of the public hearing and clarification on the deadline for written comments. *I also request a copy of the affidavit for publishing the notice of public hearing.*

Thank you for your attention to these concerns. I request that this letter be included in the official hearing record and considered by the members of the LCIDA prior to any determination regarding the project or financial assistance.

Sincerely,

Kathleen M. O'Brien, Deputy Supervisor

SCHEDULE C

AGENCY FINDINGS

- SEE ATTACHED -

County of Lewis Industrial Development Agency (“the Agency”) / McRez Packing International (MPI)
LLC Project

Reponses to Town Council Comments

1. Building Code and Site Plan Compliance is within the purview of the Town of Lyonsdale Town Board (the “Town Board”). The Agency has no input to the Town Board’s approvals.
2. Public Hearing Location and Notice is dictated under Section 859-a of the General Municipal law (“GML”). The GML does not require the use of a municipal building for the public hearing. The public hearing notice was mailed, posted and published pursuant to Section 859-a (3) of the GML.
3. SEQRA and Environmental Concerns were addressed by the Town Board on April 12, 2025 by the issuance of a Negative Declaration. The Agency will concur with the Town Board’s determination at the regularly scheduled meeting on October 2, 2025.
4. Community and Economic Impacts were discussed amongst the Agency staff, the Agency members and the project applicant.
5. Lack of Transparency and Public Support. As stated above, the Agency is in compliance with the GML. Per the GML, the required materials to be made available to the public, in connection with this Project, are on the Agency’s website or in the Agency’s office.
6. Inconsistent Financial Assistance Request. The final application and cost/benefit analysis are on the Agency’s website. The Agency’s final approval at its October 2, 2025 meeting will be consistent with these materials.

Error! Unknown document property name.

SEQR RESOLUTION
MCREZ PACKING INTERNATIONAL (MPI) LLC PROJECT

A regular meeting of County of Lewis Industrial Development Agency (the “Agency”) was convened in public session at the Lewis County Jefferson Community College Education Center located at 7395 East Road in the Town of Lowville, Lewis County, New York on October 2, 2025 at 8:15 o’clock a.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Joe Lawrence	Chair
Gagan Singh	Vice Chair
Jessica Moser	Treasurer
Darlene Rowsam	Secretary
Herb Frost	Member
Gerald Haenlin	Member
McKenzie Lehman	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Joanne Witt	Executive Director
Cheyenne Steria	Director of Development
Kristen Ward Aueter	Director of Tourism
Kaylee Talbot	Economic and Tourism Development Specialist
Jenna Lauraine	Programs & Partnership Director
Candace Randall, Esq.	Agency Counsel
Nadene E. Zeigler, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 1025-__

RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF LYONSDALE TOWN BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE MCREZ PACKING INTERNATIONAL (MPI) LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.

WHEREAS, County of Lewis Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as

amended (the “Enabling Act”) and Chapter 62 of the 1973 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, McRez Packing International (MPI) LLC, a New York limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a portion of an approximately 48.70 acre parcel of land located at 3823 Marmon Road (tax map number 323.00-01-78.300) in the Village of Lyons Falls and Town of Lyonsdale, Lewis County, New York (the “Land”), together with an approximately 12,000 square foot building located thereon (the “Facility”), (2) the renovation of the Facility and (3) the acquisition and installation of various machinery and equipment therein and thereon (the “Equipment”) (the Land, the Facility and the Equipment hereinafter referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as a meat processing facility for the harvesting, processing and packaging of various meat products and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Director of Development of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on August 12, 2025 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located (collectively, the “Affected Tax Jurisdictions”); (B) caused notice of the Public Hearing to be posted on August 12, 2025 on a bulletin board located at 4059 Cherry Street in the Village of Lyons Falls and the Town of Lyonsdale, Lewis County, New York and on the Agency’s website; (C) caused notice of the Public Hearing to be published on August 13, 2025 in the Daily Sentinel, a newspaper of general circulation available to the residents of the Village of Lyons Falls and Town of Lyonsdale, Lewis County, New York; (D) conducted the Public Hearing on August 25, 2025 at 2:00 p.m., local time at the Pavilion at Riverside Park located at 6904 Laura Street in the Village of Lyons Falls, Lewis County, New York; (E) prepared a report of the Public Hearing (the “Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency and (F) caused a copy of the certified Public Hearing Resolution to be mailed to the Affected Tax Jurisdictions on August 12, 2025; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”)

adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (A) the Town of Lyonsdale Town Board (the "Town Board") was designated to act as the "lead agency" with respect to the Project and (B) on April 15, 2025 the Town Board determined that that the Project is a "unlisted action" which will not have a "significant effect on the environment" and, therefore, that an "environmental impact statement" is not required to be prepared with respect to the Project and issued a negative declaration, attached hereto as Exhibit A, with respect thereto (the "Negative Declaration"); and

WHEREAS, the Agency is an "involved agency" with respect to the Project and the Agency now desires to concur in the determination by the Town Board, as "lead agency" with respect to the Project, to acknowledge receipt of a copy of the Negative Declaration and to indicate whether the Agency has any information to suggest that the Town Board was incorrect in determining that the Project will have "no significant adverse impacts on the environment" pursuant to SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency has received copies of, and has reviewed, the Application and the Negative Declaration (collectively, the "Reviewed Documents") and, based upon said Reviewed Documents and the representations made by the Company to the Agency at this meeting, the Agency hereby ratifies and concurs in the designation of the Town Board as "lead agency" with respect to the Project (as such quoted term is defined in SEQRA).

Section 2. The Agency hereby determines that the Agency has no information to suggest that the Town Board was incorrect in determining that the Project will not have a "significant effect on the environment" pursuant to SEQRA and, therefore, that an environmental impact statement need not to be prepared with respect to the Project (as such quoted phrase is used in SEQRA).

Section 3. The members of the Agency are hereby directed to notify the Town Board of the concurrence by the Agency that the Town Board shall be the "lead agency" with respect to the Project, and to further indicate to the Town Board that the Agency has no information to suggest that the Town Board was incorrect in its determinations contained in the Negative Declaration.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Joe Lawrence	VOTING	_____
Gagan Singh	VOTING	_____
Jessica Moser	VOTING	_____
Darlene Rowsam	VOTING	_____
Herb Frost	VOTING	_____
Gerald Haenlin	VOTING	_____
McKenzie Lehman	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF LEWIS)

I, the undersigned Secretary of County of Lewis Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October 2, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of October, 2025.

Secretary

EXHIBIT A
NEGATIVE DECLARATION

- SEE ATTACHED -

Town of Lyonsdale

3364 Pearl Street
Port Leyden, New York 1363

Phone: 315-629-4052
Fax: 315-629-4393

RESOLUTION # 36 OF 2025 NEGATIVE DECLARATION FOR SEQR (Long Form) FOR SITE PLAN REVIEW

WHEREAS, the Town Board for the Town of Lyonsdale, New York has reviewed a Site Plan submitted by MCREZ Packing International, LLC; and

WHEREAS, the Town Board for the Town of Lyonsdale has reviewed Environmental Assessment Forms Parts 1, 2, and 3 for the purpose of assisting the Town Board in making a determination of significance in respect to Site Plan Review and whether the action would have an adverse impact on the environment; and

WHEREAS, the Town Board has reviewed the criteria for determining significance of an action that is set forth at 6 NYCRR §617.7(c); and

WHEREAS, having considered the action, limited input from other involved agencies, together with input from the Town's Engineer and the potential environmental impacts associated with such action, the Town Board has determined to proceed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board for the Town of Lyonsdale finds that the proposed action is subject to SEQR; and

BE IT FURTHER RESOLVED, that the action constitutes an unlisted action under SEQR 617.2(a); and

BE IT FURTHER RESOLVED, that the Town Board is the agency with jurisdiction by law to fund, approve, or directly undertake this action.

BE IT FURTHER RESOLVED, by the Town Board for the Town of Lyonsdale, New York:

1. Based upon the examination and consideration of the Long Environmental Assessment Forms 1, 2, and 3 and comparison of the proposed action and criteria set

forth at 617.7, no significant adverse impact on the environment is known by the proposed action.

2. The Supervisor for the Town Board is authorized to execute the Long Environmental Assessment Form Part 3 to the effect that the Town Board is issuing a "negative declaration" under SEQR.

3. A complete copy of the EAF including its negative declaration shall be maintained in the Town Clerk's office in a file that will be readily accessible to the Public. Notice shall be provided to all involved agencies. All subsequent notices regarding the undertaking of the project as set forth in this Resolution shall state that a Negative Declaration has been issued and a copy of the Negative Declaration shall be filed with the ENB.

4. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Board Member, Kate O'Brien Carrion and seconded by Board Member, Edward Farr, and upon roll call vote of the Board was duly adopted as follows:

Nancy O'Brien-Dailey, Supervisor	Yes <u>X</u>	No <u> </u>
Kate O'Brien	Yes <u>X</u>	No <u> </u>
Keith Todd	Yes <u> </u>	No <u> </u> <i>abstain</i>
Edward Farr	Yes <u>X</u>	No <u> </u>
Megan Krakowski	Yes <u> </u>	No <u>recused</u>

Dated: April 15 2025

2025

Cindy Redmond, Town Clerk