

Mission: The mission of the County of Lewis IDA is to stabilize, strengthen and grow communities through strategic community partnerships, innovative incentive programs, responsible leverage of our financial resources and thoughtful policy development to advance economic growth and a brighter and more inclusive future for all.

Board Members Present: Gerald Haenlin, Herb Frost, Gagan Singh, Jessica Moser

Board Members Absent: Darlene Rowsam (Excused), Joe Lawrence (Excused)

Others Present: Joane Witt, Roxanne Turck, Amy Hawthorne, Keely Marriott, Megan Marolf, Casandra Buell, Jenna Lauraine

#### I. Call to Order

- a. The meeting was called to order at 8:37am by Gagan Singh

#### II. Privilege of the Floor

#### III. Minutes

- a. A motion was made to **approve the Board Meeting Minutes from March 6, 2026**, by Herb Frost and seconded by Jerry Haenlin. All present voted in favor and the motion carried.

#### IV. Financial Reports

- a. Budget reviewed by Megan Marolf: all payments have been dispersed through PILOT programs. Statement of activity: Second Place Beer made payments on property loan, equipment payments remain delayed until May. All payments are current and up to date. Project funding and bank details were discussed to the Board's satisfaction.

- ii. A **motion to approve financials through March 31, 2026**, was made by Jerry Haenlin and seconded by Herb Frost. All present voted in favor and the motion carried.

#### b. Approval of the IDA 2026 Budget

- i. PARIS reporting system indicates the approval process was delayed due to new staffing in Naturally Lewis. 2026 was the final year for # 3 Wind Farm payments. No noted differences in budget. Re: carryover from 2025,

budgeted numbers were adjusted for interest and variance in payments. Projected budget for the next 3 years includes the PILOT projects, assuming the contracts happen on schedule. Expenditures are anticipated and accounted for, using best practice for projections. Waiting on AES project approval. Invitation: April 21, Hydrostor meeting with Mike Young; IDA board is invited to join in the meeting. NL Staff attended webinar with NYSERTA and Tug Hill Commission about storage projects in the area. NL has presentation with links and the presentation is also on the Tug Hill Commission site. Water needs in Croghan are under discussion for this site to address public concern; further discussion and information seeking is needed.

1. A **motion to approve the 2026 Budget** was made by Jessica Moser and seconded by Herb Frost. All present voted in favor and the motion carried.

#### V. Items for Approval

a. Purchase Contract template discussed and reviewed with the Board.

i. A **motion to approve the use of the Purchase Contract** was made by Jessica Moser and seconded by Jerry Haenlin. All present voted in favor and the motion carried.

#### VI. Executive Director's Report

a. Executive Director's Report: RFP Shipley Center meet ups were awarded to NL meet ups at \$900 funding per meet up, with up to six meetings a year. Meetings feature Business founders and include discussions and individual shares. This is a spin on Coffee and Connections and provides a place for business leaders to connect and network.

b. BLB: successful event at Lewis Lanes. Engaging and exciting conversations: topics of interest were identified to use for future meet ups. Examples include: advertising, business planning, and hiring. SBDC will be at NL office next week. The Manufacturer's

Alliance is set to meet up this summer. Immersion days are planned for new staff-reengage in the community and renew memberships and partnerships. Brownfield Development Summit attendance is planned for Joanne Witt and Megan Marolf, highlighting the Lyons Falls Mills site is a part of the Summit.

c. The IDA Board and Naturally Lewis staff **formally thank Jenna Lauraine** for her impact on the community and her excellent contribution over the years, wishing her well in her future endeavors.

d. Board Member recruitment

i. Primary interviews have happened with the Naturally Lewis Director; secondary interviews are scheduled with Board members included.

e. New staff recruitment. Received numerous viable candidate applications.

i. Interviews are scheduled and the hiring process will ensue.

#### VII. Correspondence

a. No noted items.

#### VIII. Items for Discussion

a. Business Park

i. Recent Committee meeting was very successful, and a phased project management process was introduced, including decision gates to account for risk mitigation, funding, community involvement, etc. and should lead to a shovel ready site by March 2027. Conversations are happening with County and State partners regarding processes and funding opportunities.

b. MPI awaiting DEC approval to present to Town for permit approval

i. McRez had contention following the last Board meeting, requested a sales tax exemption for a year. Hoping to avoid attorney fees. Future discussion planned as we move toward fall. Recommended legal representation and additional business planning as we move forward.

ii. Second Place Brewing: made payments. LCDC awarded LLC funding: purchase small scale equipment, inventory, reimbursement-based program: 15K. Progress is being made and communication has improved. Mug sales and run club have created more income.

iii. Redemption Center conversation is ongoing: Naturally Lewis is hoping to help the owner connect with additional uses for the space.

c. Naturally Lewis Building/DRI

i. In process. Will provide updates accordingly.

IX. Adjournment

a. The meeting was called to adjournment at 9:33am by Herb Frost and seconded by Jessica Moser. Meeting adjourned.

Next Meeting: LCIDA Regular Board Meeting May 7, 2026, Lewis County Recreation, Forestry and Parks Dept. 7356 East Road, Lowville, Ny 13367