



In accordance with restrictions in place due to COVID-19, this meeting was held via videoconference.

Chairman Joseph Lawrence called the meeting to order at 8:05 am.

Board members Present: Joe Lawrence, Ron Burns, Thomas Gillette, Darlene Rowsam, Jerry Cayer
(Joined at 8:36am)

Others Present: Brittany Davis, Jenna Kraeger, Cheyenne Steria, Kevin McArdle

Excused Board Members: Gagan Singh

Deviation Hearing for Omni Navitas Solar and Duke Leyden Solar was opened at 8:05am.

- Deviation hearing notices were sent to affected taxing jurisdictions of the Duke Leyden and Omni Navitas projects.
- LCIDA Board opened the deviation hearings for comments.
- LCIDA Board reviewed comment received via email by Rosalie White, Town of Leyden Supervisor who is unable to attend the meeting.

Executive Director's Report

8:15 -8:22

- Brittany Davis noted her previously distributed Directors Report, highlighting regional partner meetings, annual meetings with Lewis County manufacturers, and the Winter Design Challenge Grant Program.

Correspondence

8:22 -8:27

- The LCIDA board reviewed the **National Grid Renewables Memo** sharing their thoughts on our draft UTEP (adopted at our November Meeting). Brittany and Cheyenne plan to sit down with them to discuss their concerns further.
- Kevin McArdle received mail from Energy (headquarters in Texas) – that they switched to an e-filing system and returned mail from August. Documents have refiled on their online system.

Committee Reports

8:28 – 8:31

- Finance Committee Chair, Tom Gillette reviewed the **November Finance Committee Notes** with the LCIDA Board highlighting topics of discussion, including October Financials, LCDC Community Fund, Lyons Falls Mill Site Line of Credit, High Falls Mortgage extension and updates on the Lyonsdale Property.

Items for Approval

8:31 – 9:08

- **The minutes** for November 5, 2020 **Regular Meeting** were approved upon a motion made by Darlene Rowsam and seconded by Tom Gillette. All present were in favor and the motion carried.
- **October Financial Reports** were presented and discussed. Report was approved upon a motion by Tom Gillette and seconded by Ron Burns. All present were in favor and motion carried.
- LCIDA Board reviewed the **LCDC High Falls Mortgage** agreement established in 2011 and contracted to end May 10, 2021. The Building is currently occupied by Black River Valley



Natural. Finance committee recommends we extend the agreement to 2022. A motion to approve a contract extension for LCDC High Falls Mortgage until May 2022 was made by Ron Burns and seconded by Darlene Rowsam. All present were in favor and motion carried.

- **Duke Leyden PILOT** discussion was tabled until the Deviation Hearing closed.

Discussion Items

9:08 - 9:05

- Director of Finance and Incentives reviewed the **Quarter 3 Loan Report** with the LCIDA Board. Except for the Skewed Brewing loan, all loans are current, and staff expects to recoup about \$8,000 from the sale of the BarkEater Equipment.
- Director of Finance and Incentives updated the LCIDA Board on the **Mid-Year Budget vs. Actual Budget** highlighting we are ahead of budget on Charges for Services due to PILOT fees and we are over budget on Professional Service Contracts. LCIDA Staff will be hosting a budget workshop in December all LCIDA Board Members are welcome to attend. Our LCIDA 2021-2022 budget is due to NYS in February
- The **Lewis County Budget** was approved and the LCIDA will receive \$190,000 in Economic Development Funds.
- The **Community Economic Development Fund** was discussed at the LCIDA Finance Committee Meeting and by the LCDC Board Meeting. The fund will move ahead with consulting Joe Scott, an attorney at Hodgson Russ, to help with development.
- LCIDA Staff plans to move ahead with Camoin on the RFP process for the **Lyonsdale Property**. Cheyenne met with Tyler McDonald, Owner of Constableville Auction Hall, at the property determine items for potential sale. The LCIDA has filed a motion for default judgement on the property's assessment in effort to make the property taxes more marketable to developers.
- LCIDA shared the draft **Naturally Lewis Promotional Videos** with the board. The plan is to use the videos as a campaign to promote living, working, and building business in Lewis County.

Items for Approval

9:05 – 9:20

- LCIDA board closed the deviation hearing at 9:05am
- LCIDA Staff updated the board on the history of the **Duke Leyden** project. Communication with Duke Energy began in the Spring 2019 for their 15-megawatt project therefore they are grandfathered into our previous UTEP policy. After several discussions, the agreed upon PILOT is a 25-year agreement at 1.5% and \$4,250 per megawatt, this included a sales tax exemption for the build of the project. Kevin McArdle clarified the purpose of the resolution for the LCIDA board.
 - A **final resolution** to enact PILOT benefits for Duke Energy Renewables Solar LLC for their **1918 State Route 12D in the Town of Leyden**. A Motion to approve the resolution was made by Jerry Cayer and seconded by Tom Gillette. All present voted in favor and motion carried.

Discussion

9:20 – 9:33

- **Budget Workshop** scheduled for December 17, 2020 at 8:00am
- **New Board Member**, Mackenzie Lehman, will join us at our January Meeting
- Be healthy and be safe!

Minutes of the County of Lewis Industrial Development Agency
December 3, 2020 | 8:00-9:30am
7551 South State Street
Lowville, NY 13367



A motion to adjourn was made at 9:33am by Darlene Rowsam by and seconded by Jerry Cayer. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cheyenne Steria".

Cheyenne Steria
Secretary/Treasurer