ECONOMIC DEVELOPMENT/PLANNING/
RECREATION, FORESTRY AND PARKS COMMITTEE MEETING
August 21, 2018

PRESENT: Legislators Larry Dolhof, Ron Burns, Jerry King and Randy LaChausse, County Manager Ryan Piche, Economic Development Director Eric Virkler, Planning Director Frank Pace, Planner Casandra Buell, Recreation, Forestry & Parks Director Jackie Mahoney, Chamber of Commerce Executive Director Kristen Aucter, Financial Assistant Cheyenne Steria, Intern Kayden Laribee, and reporter Nick Altmire.

Legislator Burns called the meeting at 8:30 a.m.

The following dockets were approved:
1- SEQRA review Durkish Family Trust area to be added to LC ATV Trail System and declare no significant impact in Town of Diana
2- Incorporate Town of Diana property to ATV Trail System-Durkish Family Trust
3- Reallocate Singing Water Grant funds - $2,500
4- Set Computation for 2019 Workers’ Compensation Budget

Legislator King made a motion to approve the 7/17/18 meeting minutes, seconded by Legislator LaChausse and carried.

Economic Development Director Eric Virkler reviewed his attached report.

Eric referenced challenges with the proposed Lowville property location for the Business Park initiative that is being temporarily deferred. Meanwhile, a parcel in the Town of Martinsburg is being pursued.

Negotiations are nearing completion for a renewal PILOT agreement with the Maple Ridge Wind Farm owners, along with all taxing jurisdictions and school districts.

A recent court hearing was held involving Specialty Paperboard in Carthage toward resolving the lien issues with the Climax Mfg. property.

Economic Development personnel have visited seven (7) local companies during the past month to exchange what the IDA/Economic Development office is working on, as well as to learn about their issues.

Eric reported meeting with a company owner who has proposed 5 separate solar projects, along with interested taxing jurisdictions and school districts to develop a PILOT agreement that will become the standard for all solar projects.

The LCDC has executed a lease agreement for the High Falls building to a small dairy processing business owner who plans to be operational later this year to produce a high quality butter product.
Old Business

- Business Park: The LCIDA has withdrawn its current applications with the Town of Lowville. The LCIDA board is still interested in this property and with the adjacency to the Climax building, believe it can be an important asset in the future. The IDA will hold its option to acquire this parcel and make option payments to the property owner. At the same time, we are beginning to look at other potential sites for buildings and land that can be considered for a commerce park development. One specific parcel is under consideration and others will be identified as we move forward.
- Economic Development Funding: The balance of the fund at July 31, 2018 is $750,424. A summary will be attached with this report.
- Wind Projects:
  - The Denmark project is in construction and expected to be completed later this year.
  - Deer River is in negotiating stage with company and taxing jurisdictions.
  - Maple Ridge Wind tax jurisdictions are in negotiations with the company on a renewal of the PILOT agreement. The most recent meeting is July was very productive with both sides moving closer to an agreement. The next session is scheduled for August 29.
- Climax Manufacturing. The closing for the property acquisition has been held up for legal issues. There has been some movement over the last month and we believe there is an opening to clear the legal issues and finalize the acquisition. We will continue to press this matter forward as the LCIDA is motivated to control this facility and provide the available space for development opportunities.
- Regional Economic Development Council. The economic development staff completed a CFA application for a Lewis County small business loan fund. We are also continuing to participate in the Regional Council annual report writing committee.
- Rail Corridor. We have continued to engage the owner of the rail corridors to determine the potential to acquire certain sections for potential future use for recreation or other purposes.

New Business

- Company visits. Economic development staff have been visiting our larger manufacturing companies during August. We have recently visited Qubica AMF, Viking Cives, Interface Solutions, Grand Slam Safety, Omniafiltra and Johnson Lumber. The purpose of these meetings it to learn of any new initiatives at these businesses and to understand if there are any ways we can assist the company. We also provide information on projects and activities that Lewis County and the economic development office are working on.

Lewis County IDA Updates

- Wind / Solar. As noted above, the LCIDA expects to be involved in potential PILOT agreements for wind and solar projects. The IDA has received PILOT applications for five separate solar projects from
one company. We have been in contact with a second company working on a project. Two informational meetings have been held to include four towns, four school districts and the county to discuss a standardized tax PILOT agreement for these projects. All taxing jurisdictions that have participated agree that a standard approach makes sense. The LCIDA will continue to work with developers to negotiate the final terms for this type of standard PILOT.

Lewis County Development Corporation Updates
- Lyons Falls mill: The final phase of the project will kick off later this year. The LCDC is continuing to seek additional funding sources but expects to complete the necessary work with the current funds committed.
- The LCDC has signed a lease with an individual to start a new business. This individual intends to complete building renovations and hopefully begin production later this year.

Time and Budget Report
- July 2018 time summary for IDA, LCDC and County activity is available and can be provided upon request.

Meetings
- LCIDA meeting
- Wind and solar project meetings (4)
- North Country Alliance
- Visits to manufacturing companies (6)
- Regional Council meetings and committee
- Meeting with FDRLO Executive Director

Mandates / Regulations
- Nothing new at this time.
## Lewis County Economic Development

### ED Reserve Activity

<table>
<thead>
<tr>
<th>Project</th>
<th>Budget</th>
<th>2016-17 Actual Expenditure</th>
<th>2018 Expenditure</th>
<th>Expended To Date</th>
<th>County Reserve Committed</th>
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<tbody>
<tr>
<td><strong>Business Parks</strong></td>
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**TOTALS**

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Unallocated, Available for other Projects

($4,576)