IDA Financial Assistant Cheyenne Steria reviewed Director Eric Virkler’s attached report.

The IDA purchase of the Climax building is progressing. The attorneys have indicated the sale of the Carthage Specialty Paperboard to Long Falls group should conclude today. Pension fund authorities and Key Bank reportedly signed off on the sale. They expect an early October hearing for sale of the building to the IDA. Primary focus will be to winterize the building, and commence marketing to potential businesses. The ink barrels in the Climax building will be loaded on trucks and removed from the site.

Negotiations are ongoing for windmill projects. Chairman Dolhof reported potential agreement with all parties for the Maple Ridge Windfarm PILOT, with indication from developers they would not file a lawsuit for reduced assessment.

Ryan Piche referenced a Cazenovia windmill project/s where the developers had filed for assessment reduction from $23 million to $4 million. The judge had made a ruling to establish the assessment at $11 million. Lewis County officials are proceeding on a similar premise.

Cheyenne reported the proposed Cuisine Trail has been approved by NYS Ag & Markets. The participating business venues along the trail will have signs erected.

Chairman Dolhof reported the small dairy business owner of the High Falls building has made substantial investment to build a second floor. The owner is still leasing cooler space from McManus for their products.

Recreation, Forestry & Parks Director Jackie Mahoney reviewed her monthly report (attached).

Jackie informed she would be requesting a 2019 personnel change for a temporary part-time laborer to be designated permanent part-time for year-round assistance with trail additions. The change would actually result a reduction for the Trails budget and increase the Forestry budget. The Forestry increase would be offset by increased revenue projections that will equate a zero budget tax levy. Jackie is confident the revenue projection will be met, citing above budget level revenue collection this year. A lot of pulp came off the blow down, she said, that went to Ticonderoga.
Projects
- Climax
  - No hearing date set, but attorneys are focusing their efforts on scheduling a hearing date for Climax transaction.
  - Lease between IDA and Carthage Specialty Paper is finalized, and we are working on lease agreement between IDA and NRG – who is currently occupying a portion of the building.
  - IDA office is working on next steps once building is acquired: roof, cosmetics, fire suppression system, ramping up to market the space.
  - Working on getting rid of ink barrels in building and will expect cooperation from NRG to help get rid of old equipment, scrap and metal left over.
- Wind Projects
  - Negotiations for a PILOT for the Deer River project are in the final phase. This project still needs to move through its site permitting process and finalize their project funding.
  - Maple Ridge PILOT renewal has made progress and the parties appear to have reached a tentative agreement.
- Solar Energy projects
  - The LCIDA is reviewing PILOT applications from one development company for five separate projects. The taxing jurisdictions involved for all of these projects have been engaged in this process and have agreed that a standard PILOT agreement and terms is a good concept. The LCIDA board has discussed this and does intend to create a Solar Policy that will be a “standard” PILOT.
- Lyons Falls Mill Phase 4
  - The Lyons Falls Mill final phase of demolition and clean-up is in process. The contractor expects to complete significant work this fall and finish the job in the spring.

Other Highlights:
- LCDC has dairy processing tenant in High Falls Building. We have been engaged in ongoing discussions and meetings with company for two years. Construction has begun in the building.
• Business Leaders Breakfast and Manufacturing Day
  o We have a Business Leaders Breakfast scheduled on Wednesday, September 19th at 8 AM at Carlowden Country Club. The event will have a great agenda with businesses talking about their movement through the lifecycle of their operations. We have over 60 attendees pre-registered.
  o Manufacturing Day is October 12. Our office works with Jefferson and St Lawrence County peers to coordinate high school tours of our manufacturing businesses to highlight the careers in industry. We expect every school in Lewis County will participate and most of our manufacturing companies will partner for the tours.

• Continue to work with Partner organizations (Chamber, North Country PTAC, SBDC, etc) to organize and conduct seminars to provide small businesses with the resources they need to grow and expand.

• Lewis County Cuisine Trail
  o Economic Development has spearheaded this project and after a two year wait, the County is approved for a NYS sanctioned Cuisine Trail. We are working with the Chamber to finalize trail members and implement marketing to help boost tourism and number of visitors to businesses.

• Spotlight on Business Magazine
  o Lewis County is going to be featured on the Cover and in an article of this Canadian based business magazine, featuring the assets of our community, renewable energy, business incentives, business growth, and more.