ECONOMIC DEVELOPMENT/PLANNING/
RECREATION, FORESTRY AND PARKS COMMITTEE MEETING
November 20, 2018

PRESENT: Legislators Larry Dolhof, Ron Burns, Jerry King and Randy LaChausse, County Manager Ryan Piche, IDA/Economic Development Director Eric Virkler, Planning Director Frank Pace, Planner Casandra Buell, Recreation and Forestry & Parks Director Jackie Mahoney.

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

Legislator LaChausse made a motion to approve the 10/16/18 meeting minutes, seconded by Legislator King and carried.

The following dockets were approved:
1- Authorizing renewal Agreement with Birnie Bus Tours, Inc. to operate the Lewis County Public Transportation System from 1/1/2019 to 12/31/2019.
2- SEQRA review of Runnalls-Bauer property in Town of Leyden to be added to Trail System.
3- Support amending the EBFC UMP to include ATV access for corridor connectors. Discussion on Trail system followed.
4- Support allowing ATV access on the Oswegatchie Easement.
5- Budget appropriation into the Recreation, Forestry & parks accounts for additional sale of forest products to cover Singing Waters project in the amount of $10,817.71.

Economic Development Director Eric Virkler

Eric reported the balance of the Economic Development fund was at $80,166, due to $665,000 being expended in October to complete the acquisition of the Climax building. There are no immediate plans for the remaining funds, however could be used in moving forward with the business park.

The Maple Ridge Wind project has reached an agreement with the County, school districts and Towns. The LCIDA has initiated PILOT review and approval process which should meet the March 1st 2019 deadline. One of the terms of the agreement is that Maple Ridge Farm will attend two sessions with Fort Drum along with a county representative. Ryan suggested that County Attorney Joan McNichol would be a good choice as the counties representative.

The Climax building is being renamed the Center for Business and will have some immediate renovations done to get the building set for the winter months. The Business Leaders Breakfast was a success with approximately 70 people attending. This event has become increasingly popular and has generated great networking and discussion opportunities for those who attend. The January meeting will most likely be hosted at the Lowville Elk’s lodge and hopefully in early spring at the new JCC Education Center.

There is one company who is interested in moving forward with smaller scale solar projects throughout the county. Eric has attended Town Board meetings regarding these potential projects. The LCIDA has created a draft solar policy that they would like to initiate with 1 or 2
Towns that are interested in going ahead with a solar project and if the project is a success the LCIDA would make this a standard PILOT for future solar projects. One of the issues that Towns have with the solar projects is how to fairly value the assessment. The fact that the project is not a building structure makes it difficult to assess an accurate value that both the Towns and Solar Company can agree upon.

Eric finished up by reporting that the Black River Valley Naturals has made extensive renovations, including adding a second story to the High Falls Building at the Lyons Falls Mill property and is hoping to begin production there by the end of the year.
County of Lewis
Economic Development Report
Eric J. Virkler
November 16, 2018

Work in Progress

• Business Park: Limited activity on this project.
• Economic Development Funding: The balance of the fund at October 30, 2018 is $80,166. $665,000 was expended in October to complete the acquisition of the Climax building. A summary will be attached with this report.
• Wind Projects:
  o The Denmark project is in construction and expected to be completed later this year.
  o Deer River. Limited activity during this month. Negotiations are complete with Lewis County taxing jurisdictions and the company will be engaging with Jefferson County entities.
  o Maple Ridge Wind tax jurisdictions have reached a tentative agreement with the company and are seeking confirmation of this agreement from their respective boards. The LCIDA has initiated PILOT review and approval process.
• Climax Manufacturing: The closing and acquisition for this building occurred on October 17. The LCIDA has been focused on immediate activities to transfer operations (transitioning utility accounts, immediate maintenance on roofs, overhead doors, fire suppression system, etc). We are beginning marketing activities for the building. The LCIDA board is renaming the building as part of the Naturally Lewis Progress Park. The new name will be the Center for Business. There are two tenants currently in the facility – Ox Industries and NRG Group.
• Rail Corridor. County staff are working on information and analysis for future use of the rail corridors for recreational activities. We have continued to engage the owner of the rail corridors to determine the potential to acquire certain sections.
• Business Leader Breakfasts. A very successful breakfast with approximately 70 participants was held on November 14th. This breakfast highlighted manufacturing in Lewis County. The next event is planned for January with a date to be determined. These events continue to generate great interest. The networking and discussion in evidence are the primary goals and we will strive to continue to provide this forum.

Lewis County IDA Updates

• Wind / Solar
  o As noted above the LCIDA has Initiated the PILOT review process for Maple Ridge wind farm. It is expected this agreement will be completed within the next two to three months.
  o Solar project development is still on the radar with one company having submitted applications to the LCIDA for five projects. We have also had recent discussions with two other developers. The LCIDA has created a draft solar policy to guide tax incentive agreements for commercial projects. This policy has been distributed to all taxing
jurisdictions. During November, LCIDA staff will be attending town board meetings for the taxing jurisdictions that have projects proposed.

- The LCIDA is seeking additional bank financing to assist with repairs and improvements for the Climax building. This financing will be secured by a mortgage on the building and will be drawn upon as needed. The pro forma budget for the building reflects a sustainable model to provide lease rental to allow for future debt payments.

Lewis County Development Corporation Updates
- Lyons Falls mill: The final phase of the project has begun. Work is expected to continue as long as possible this season and then be completed in the middle of 2019. 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. Black River Valley Naturals has made extensive renovations to the High Falls Building at the mill property. The company hopes to be producing butter by the end of this year.

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

Meetings
- LCIDA meeting and committee meeting
- Wind and solar project meetings (3)
- North Country Alliance
- CITEC annual meeting
- Climax building closing meetings (2)

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

### ED Reserve Activity

<table>
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<tr>
<th>Project</th>
<th>Budget</th>
<th>2016-17 Actual Expenditure</th>
<th>2018 Expenditure</th>
<th>Expended To Date</th>
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**TOTALS**

|                                | $ 182,757 | $ 837,327 | $ 1,019,834 | $ - |

Beginning Balance

- 2016 Allocation
- 2017 Allocation

Remainder Balance

- $80,166

Unallocated, Available for other Projects

- $80,166