

**Notes** of the County of Lewis Industrial Development Agency  
Finance Committee  
May 20, 2021 | 8:30-9:30am  
7551 S. State Street  
Lowville, New York



**Members Present:** Gagan Singh, Tom Gillette, McKenzie Lehman, Joe Lawrence (joined at 8:38)

**Others Present:** Brittany Davis, Cheyenne Steria, Jenna Kraeger

### **Called to Order 8:31am**

#### **April Financials**

- The April 2021 Balance Sheet, Profit and Loss Statement and transaction listing were reviewed with the Committee.

#### **Last Mile Solar Application Review**

- IDA Staff updated the Committee on the **Last Mile Solar** application, financial projections, and cost benefit analysis. It is a 2.2 MW project on Route 26 in Martinsburg. Staff noted that the company has been very responsive to questions and providing appropriate information. The Committee recommends moving the Last Mile Solar application forward to the full Board at our June 3<sup>rd</sup> board meeting, for consideration of property and sales tax benefits.
- Tom Gillette noted he will recuse himself from the project as he has a relationship with the company, working with them on other land developments as a real estate agent in Lewis County. Tom added that the site was chosen for development because it was the landowner's poorest farmland.
- Committee discussed how we track the proposed energy production of the project, especially in regards to the changes in technology that could take place throughout the life of a PILOT. Staff will look into what is stated in our PILOT agreements and note if any changes should be made to certify the production of the projects.

#### **Write Offs**

- IDA Staff updated the Committee on **NRG lease payments** in the amount of \$21,000 from the Center for Business that have remained unpaid after their eviction. Kevin McArdle has filed a judgement against the company in Texas courts. The LCIDA will keep the security deposit paid by the tenant. Staff noted that the Loan committee recommended we write this off. The Finance Committee recommends the Board write-off the delinquent NRG lease balance.
- IDA Staff has an unpaid **event registration invoice from Leadercast 2019**, in which case the individual did not attend the event and has no intention of paying the invoice. Finance Committee recommends moving forward with the Leadercast invoice write-off.

#### **DBA Lewis County Entrepreneurship Program Funding**

- IDA Staff reviewed plans for the **Entrepreneurship Program**, outlined as a priority in the LCIDA Strategic Plan, to launch this Fall. The program will provide resources and services from local partners and consultants with entrepreneurs. Although some resources are free to entrepreneurs, the LCIDA would like to subsidize costs for some services providing a benefit to both the entrepreneur and the local consultant. Entrepreneurs will be required to complete prerequisites, such as completing a business plan, in order to receive any subsidized benefits. Staff is requesting \$30,000 be allocated towards the Entrepreneurship Program for the first year to assist with consultation fees. Services will be provided to each entrepreneur at the discretion of the LCIDA staff, and will be offered to any entrepreneur or small business within Lewis County. Committee recommends the Board fund the Entrepreneurship Program.

#### **Update - Lyonsdale Property Impact to Financials**

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- Staff updated the committee on incurred costs since the acquisition of the **Lyonsdale Property** including insurance, special district taxes, legal and consulting costs. Incurred costs to date are approximately \$37,000.

**Adjourn at 9:18am**