



- I. Call to Order
 - a. Chairman Joe Lawrence called the Governance Meeting to order at 8:37am.
- II. Policies to Review & Re-Adopt
 - a. Property Disposal Policy
 - i. The Board reviewed and discussed the previously distributed **Property Disposal Policy**. Brittany Davis noted that this policy was revised in May 2023 with the addition of Section II:V.
 1. The Governance Committee recommends reapproval of the **Property Disposal Policy** to the full Board.
 - b. Property Acquisition Policy
 - i. The Board reviewed and discussed the previously distributed **Property Acquisition Policy**. The Board discussed the need to keep environmental review and impact in mind while acquiring properties, as written in the **Property Acquisition Policy**.
 1. The Governance Committee recommends reapproval of the **Property Acquisition Policy** to the full Board.
 - c. Investment Policy
 - i. The Board reviewed and discussed the previously distributed **Investment Policy**. The Board discussed the potential need to revise this policy due to LCIDA investments in NYCLASS. Brittany Davis noted that Cheyenne Steria has been authorized as the LCIDA Investment Officer; Trish Michael should be named as an investment officer, rather than Cheyenne Steria, given staffing transitions. The Board discussed revising the **Investment Policy** to have LCIDA Board Members sign-off on investments, rather than staff.
 1. The Governance Committee recommends the **Investment Policy** to the full Board for reapproval if there is a resolution naming current Investment Officers.
 - d. Procurement Policy
 - i. The Board reviewed and discussed the previously distributed **Procurement Policy**. The Board discussed the need to keep environmental review and impact in mind while acquiring properties, as written in the **Property Acquisition Policy**.
 1. The Governance Committee recommends the **Property Acquisition Policy** to the full Board for approval.
 - e. Proposed Revised Organizational Chart
 - i. The Board reviewed and discussed the **Proposed Revised Organizational Chart**. This proposed revision reflects the LCIDA Staff Service Agreement with Naturally Lewis, Inc.
 1. The Board recommends the **Proposed Revised Organizational Chart** to the full Board for approval with the inclusion of the Project Committee to the list of LCIDA Board Committees.



- f. Annual Evaluation of Contracted Staff
 - i. Brittany Davis noted that the Board’s evaluation of staff considering the new Staff Service Agreement with Naturally Lewis, Inc. The Board would like the Naturally Lewis, Inc. Board to share their assessment of staff, and an opportunity to make additional comments if they see the need.
- III. Solar Discussion
 - a. Current Roles in Solar
 - i. The Board discussed the current roles in solar through the lens of a developer – developers connect with utilities, landowners, municipalities, the LC Planning & Community Development Department, and the LCIDA – in this progression. Joe Lawrence challenged this progression of steps, viewing this from the lens of projects sitting without progress – if the utility companies were the first party connected with by a developer, they would know if the grid did or did not have the capacity to manage their development.
 - b. What is the LCIDA Role in Solar
 - i. The Board discussed the role of the LCIDA and the education of landowners and municipalities/municipal leaders. The Board reviewed the LC Planning & Community Development Department website, noting their existing solar webpage, and their resources provided. Joe Lawrence noted that “traditional planning is not always in lockstep with economic development,” necessitating the LCIDA to be an active community resource on solar development for landowners. Additionally, Joe mentioned that the current zoning updates are not ideal for land-use, including viewshed restrictions. Brittany Davis questioned if it is our role to partner with municipalities to develop their zoning; the Board sees the LCIDA as a partner in those conversations, defining the linkage between planning & community development and economic development. Joe Lawrence recommends revised the provided Venn Diagram to include local agencies including Naturally Lewis, Inc., Cornell Cooperative Extension, the LC Farmland Protection Board, LC Soil & Water, and the Tug Hill Commission. The Board concluded that the role of the LCIDA is PILOTs and incentives (positioned for economic development), and Naturally Lewis’ role is community education and advocacy for economic development; partnerships in this conversation are vital to success for all involved parties.
 - c. Potential UTEP Updates
 - i. Cheyenne Steria noted that acreage efficiency usage and an aesthetic rating needs to be included in the LCIDA’s Uniform Tax Evaluation Policy. The Board discussed that the PILOT rates are not stopping developers; if it is more efficient for developers to build projects without PILOT incentives, how can we assure that we are involved in the conversations at all? Cheyenne Steria



noted that in her conversations with developers they have stated that they like the consistency provided through a PILOT, whereas the NYSERDA Calculator does not have that guarantee. Joe Lawrence noted that there is no pattern of solar developments being deterred due to our barriers put up on prime agricultural land; Cheyenne Steria mentioned that the solar developments engulfing homes surrounded by farmland and claiming acres of prime agricultural land need to be addressed. Joe Lawrence proposes that the Board revise the cost for developments on prime agricultural land (NOTE: UNSURE IF THAT'S ACTUALLY WHAT THIS NUMBER IS... HE SAID "THE 7500 NUMBER").

- ii. Brittany Davis provided staff's next steps based on this conversation:
 - 1. Reevaluate per-megawatt – conceptualized by July 2024 meeting
 - 2. Review LCDC policy
 - 3. NL asks of IDA/LCDC/Planning

IV. Meeting ended at 9:47am.