



Board Members Present: Gagan Singh, Joe Lawrence, Gerald Haenlin, Herb Frost, Darlene Rowsam, McKenzie Lehman, Jessica Moser

Others Present: Brittany Davis, Cheyenne Steria, Kaylee Tabolt, Trish Michael (Virtual), Nadene Ziegler (Virtual | Hodgson Russ), Candace Randall (Campany, McArdle, and Randall)

I. Call to Order

- a. Chairman Joseph Lawrence called the meeting to order at 8:21am.
- b. Chairman Joseph Lawrence read the County of Lewis IDA Mission Statement.

II. Privilege of the Floor

III. Minutes

- a. The minutes of the August 2024 Regular Board Meeting were reviewed by the Board. A motion to approve of the Regular Board Meeting Minutes was made by Jerry Haenlin and seconded by Gagan Singh. All present were in favor and motion carried.

IV. Financial Reports

- a. Trish Michael discussed the notables on the LCIDA Financial Report, which includes the profit & loss statement and balance sheet. Cheyenne Steria noted that we are seeing great interest in the NYCLASS investment account; the Board would like staff to put more money into the investment account. Cheyenne Steria noted that the LCIDA Financial Auditors recommended writing off the expenses related to the business park.
 - i. A motion to write-off the business park-related expenses in the "Projects in Progress" line was made by Gagan Singh and seconded by Herb Frost. All present voted in favor and motion carried.
 - ii. A motion to approve of the financial reports was made by Gagan Singh and seconded by McKenzie Lehman. All present were in favor and motion carried.

II. Items for Approval

a. Red Barn Meats Incentive Application

- i. The Board reviewed and discussed the Approving Resolution for the Red Barn Meats Incentive Application; this resolution approves the LCIDA to (A) accept the License Agreement; (B) lease the Project Facility to the Company pursuant to the Lease Agreement; (C) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (D) enter into the Payment in Lieu of Tax Agreement; (E) enter into the Uniform Agency Project Agreement; (F) enter into the Section 875 GML Recapture Agreement; (G) secure the Loan by entering into the Mortgage; (H) enter into the Contractor



Documents; (I) enter into the Interim Documents; and (J) grant the Financial Assistance with respect to the Project.

- ii. Cheyenne Steria and Nadene Ziegler noted the Red Barn Meats Public Hearing that occurred on August 28, 2024. Brittany Davis noted that Red Barn Meats has been evaluated based on the following criteria: (1) extent to which the project will create or retain permanent jobs, (2) estimated value of tax exemptions, (3) amount of private sector investment, (4) likelihood of project being accomplished in a timely fashion, (5) extent of new revenue provided to local taxing jurisdictions, (6) any other miscellaneous public benefits.

1. A motion to approve of the final resolution was made by Herb Frost and seconded by Jessica Moser. Roll call:

Joseph Lawrence	YES
Gagan Singh	YES
Jessica Moser	YES
Darlene Rowsam	YES
Gerald Haenlin	YES
McKenzie Lehman	YES
Herb Frost	YES

Motion carried.

- b. Appoint Gagan Singh to the Naturally Lewis, Inc. Board of Directors

- i. A motion to appoint Gagan Singh to the Naturally Lewis, Inc. Board of Directors as the IDA Appointee, with the choice to reappoint him in the future, was made by Gerald Haenlin and seconded by McKenzie Lehman. All present voted in favor and motion carried.

III. IDA Report

- a. Brittany Davis provided the Board with updates on the Lowville DRI, QubicaAMF project, and NYS Comptroller's Audit. Brittany Davis explained that the auditors, Dave and Peter, noted that this audit is not for any specific reason. The Board noted that they received an email from a suspicious email address confirming the the IDA Audit was occurring; there was no specific reason for the audit provided in this communication.

IV. Correspondence

- a. NYS Comptroller's Office IDA Audit

V. New Business

- a. Otis PILOT

- i. Cheyenne Steria noted the failure of Otis to meet the employment standards of their PILOT agreement. The Board noted Otis' justification



for not meeting their standard and that this is the final year of their PILOT.

- b. QubicaAMF Installment Sale Application
 - i. Cheyenne Steria noted that QubicaAMF is planning to submit an Installment Sale Application once they have completed a SEQR. Cheyenne Steria and Brittany Davis noted that QubicaAMF has received a CFA grant of \$160,000 and is continuing to work through a financing stack.
- c. Board Evaluations
 - i. Brittany Davis noted receipt of the board evaluations.
- d. Village of Lowville DRI Application for the Keller Building
 - i. Cheyenne Steria noted the budget for the Lowville DRI and noted the return on investment for the project. The Board discussed the feasibility of this project and potential funding streams, including a Lewis County Development Corporation Vacant Property Revitalization Grant.

VI. Executive Session

- a. A motion to enter Executive Session to discuss contract negotiations with Second Place Beer Co. was made by Darlene Rowsam and seconded by Gagan Singh.
- b. A motion to exit Executive Session was made by Herb Frost and seconded by McKenzie Lehman. All present voted in favor and motion carried.
 - i. A motion to approve amendments to the contract with The Backyardigans to invoice them for taxes and utilities since they took occupancy of the building (June 2023) and payment of that by December 31, 2024, and to begin monthly payments on the equipment, property, and taxes on January 1, 2024, and to transfer utilities to the name of The Backyardigans (dba Second Place Beer Co.) was made by McKenzie Lehman and seconded by Darlene Rowsam. All present voted in favor and motion carried.

VII. Adjournment

- a. A motion to adjourn was made by Herb Frost at 9:22am and seconded by Jessica Moser. All present voted in favor and motion carried.