



Present: Joe Lawrence, Gagan Singh, Herb Frost, Jerry Haenlin, Darlene Rowsam

Others Present: Eric Virkler (Lewis County), Candace Randall (Campany, McArdle & Randall), Brittany Davis, Trish Michael, Cheyenne Steria, Kaylee Tabolt, Cheryl Sanders

I. Call to Order

- a. Chairman Joe Lawrence called the meeting to order at 8:30am.
- b. Chairman Joe Lawrence read the mission statement of the County of Lewis IDA.

II. Minutes for the March 2025 Regular Board Meeting

- a. The board reviewed and discussed the March 2025. A motion to approve the minutes of the **March 2025 Regular IDA Board Meeting** was made by Herb Frost and seconded by Jessica Moser. All present voted in favor and motion carried.

III. 2025 Financials

- a. The Board reviewed and discussed the previously distributed **February, March, and April 2025 Financial Reports**.
 - i. A motion to approve the previously distributed **February, March, and April 2025 Financial Reports** was made by Jerry Haenlin and seconded by Herb Frost. All present voted in favor and motion carried.

IV. Items for Approval

- a. Lewis County IDA Community Development Corporation Dissolution
 - i. The Board discussed the Lewis County IDA Community Development which was created in the late 1900s and has been inactive since.
 1. A motion to dissolve the Lewis County IDA Community Development Corporation was made by Jerry Haenlin and seconded by Herb Frost. All present voted in favor and motion carried.

2. Roll Call:

Gagan Singh - YES

Herb Frost - YES

Jerry Haenlin - YES

Joe Lawrence - YES

Jessica Moser - YES

Darlene Rowsam - YES

McKenzie Lehman – YES

- b. Investment Reports
 - i. The Board reviewed the previously distributed **Investment Reports**.
 - 1. A motion to approve the **Investment Reports** was made by Jerry Haenlin and seconded by Jessica Moser. All present voted in favor and motion carried.
 - ii. Jerry, Jessica
- c. Quarter 1 Installment Sale Report
 - i. The Board reviewed and discussed the previously distributed **Quarter 1 Installment Sale Report**. Gagan Singh noted the Finance Committee discussion. Gagan Singh and Jessica Moser noted the continual lapsed payments of Second Place Beer Co. and the need for staff to address this. Trish Michael noted that the lapsed payments are regular and there are not missing payments, so a conversation rather than formal correspondence could be productive and approachable. Jessica Moser concluded that staff should send correspondence to Second Place Beer Co. to show that the Board has noticed they are lapsed.
 - 1. A motion to approve of the previously distributed **Quarter 1 Installment Sale Report** was made by Herb Frost and seconded by Jerry Haenlin. All present voted in favor and motion carried.
- d. Policies
 - i. The Board reviewed and discussed the previously distributed **Policies for Readoption**.
 - 1. A motion to readopt the **Annual Project Assessment Policy, Board of Directors Duties & Responsibilities, Code of Ethics, Compensation & Attendance Policy, Conflict of Interest Policy, Defense & Indemnification Policy, Extension of Credit Policy, Freedom of Information Law, Project Recapture & Termination Policy, Travel Policy, Uniform Project Evaluation Policy, and Whistleblower Policy** was made by Jerry Hanelin and seconded by Jessica Moser. All present voted in favor and motion carried.
- e. IDA Report

- i. Brittany Davis presented notable items from the monthly IDA Report
- ii. including potential large projects and legislative updates at the state-level.

V. Items for Discussion

a. MA&N Lease – Expiring 12/31/2025

- i. Cheyenne Steria provided the Board with an overview of the MA&N Lease which expiring on 12/31/2025. Cheyenne Steria noted that there is no benefit to the IDA and our economic development partners across Lewis County have no benefit from this Lease being extended. The Board discussed the lack of alignment with this Lease with the organization’s mission statement as there is no economic benefit. The Board would like this lease to expire on 12/31/2025.

b. AES Sugar Maple

- i. Cheyenne Steria updated the Board on conversations with affected taxing jurisdictions associated with the AES Sugar Maple solar project. The Board discussed how much they’re comfortable negotiating with AES. Joe Lawrence and other Board members stated that they are not willing to negotiate. Jerry Haenlin questioned how Jefferson County is approaching this project for their PILOT. Herb Frost added that he thinks the total cost should be higher than the provided \$6,458. Jow Lawrence added that it is within the means of the IDA to evaluate the benefit to the community. Joe Lawrence added that if this is an agri-voltaic project, he would like to see a partnership between this project and MPI, a local USDA meat plant starting up in Lyonsdale.

- c. Herb Frost questioned if the Board would be interested in conducting an appraisal on the former HDK/Geiterdone site. The Board discussed the benefits of this appraisal and would like an appraisal for review at the July IDA Board Meeting.

VI. Adjournment

- a. A motion to adjourn was made at 9:15am by Jerry Haenlin and seconded by Herb Frost. All present voted in favor and motion carried.