

**ECONOMIC DEVELOPMENT/PLANNING/  
RECREATION, FORESTRY AND PARKS COMMITTEE MEETING  
May 15, 2018**

**PRESENT:** Legislators Larry Dolhof, Ron Burns, Jerry King and Randy LaChausse, County Manager Ryan Piche, Economic Development/IDA Director Eric Virkler, Planning Director Frank Pace, Recreation, Forestry & Parks Director Jackie Mahoney and reporters Jamie Cook and Nick Altmire.

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

The following dockets were approved:

- 1-Authorize advertising for County Planning Board member
- 2-Amend NYSDOS Lyons Falls BOA grant agreement to extend to 1/31/2019
- 3-Amend Bergmann contract to extend to 1/31/2019 for the Lyons Falls BOA grant

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**Economic Development/IDA Director Eric Virkler** reviewed his monthly report (attached).

Eric indicates the Town of Lowville Planning Board SEQRA process for wastewater and zoning has become extensive for the proposed business park property. Their requirements will take a few months to complete.

The Denmark wind project is in progress with installation of access roads to tower sites. The towers will be erected this year. Negotiations have commenced with taxing jurisdictions for the Deer River wind project PILOT agreement to be located in Barnes Corners/Pinckney and Montague. Jefferson County is inclusive of negotiations because sub-stations will be located across the county line. Maple Ridge wind project PILOT renewal negotiations are expected to be completed this year for continuance beyond the 15-year initial agreement.

The recent business leaders' breakfast focused on small agri-businesses ie., coffee grinding, maple syrup, small vegetable farming and small meat processing companies. Many of the attendees were from out of the area. The monthly meetings are well attended and facilitate engaged participation.

Eric reported submission of grant applications for business park development and to enhance water service in Lyons Falls.

Consolidated Funding Applications (CFA) are being sought from businesses, non-profits or municipalities for expanding employment or revitalizing projects that are due by 7/27/18.

Economic Development personnel will publicize year 8 of the Governor's Regional Economic Development Council grant awards, and are ready to assist interested businesses, community agencies and/or municipalities to compose project applications.

Eric posed community aggregation with Kruger Energy hydro electric facility in Lyons Falls. The company is researching for purchase agreements to sell its power production. Legislator King estimated green energy cost is 6% above conventional energy. Ryan Piche recalled that green power aggregation with his former employer resulted 10-15% annual savings for participating users. The County, he said, would be able to customize an aggregation agreement that could set the percentage of hydro/wind green energy ratios. Discussion will ensue on this initiative.

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**County of Lewis**  
**Economic Development Report**  
**Eric J. Virkler**  
**May 10, 2018**

**Old Business**

- **Business Park:** The LCIDA continues to work through permitting and zoning process with Town of Lowville planning board. This has become more complicated than expected. The intent is to ensure progress on these issues prior to completing the acquisition of the property. The goal is to reach that point in the next three to six months. We are working on a grant funding application to assist with the Phase 1 buildout of an entrance into the park property.
- **Economic Development Funding:** The balance of the fund at April 30, 2018 is \$750,424. A summary will be attached with this report.
- **Wind Projects:**
  - The Denmark project is expected to move forward with full tower construction this summer.
  - Deer River is in negotiating stage with company and taxing jurisdictions. The next meeting is scheduled for May 30.
  - Maple Ridge Wind tax jurisdictions are in negotiations with the company on a renewal of the PILOT agreement. We are expecting a proposal on a renewal before May 18.
- **Climax Manufacturing.** The closing for the property acquisition is held up for legal issues. We are waiting information on when the process will move forward. We do continue to entertain interest is businesses seeking space in the building.
- **Business Leaders Breakfast.** A breakfast was held on May 10 at the Croghan Fire Hall with approximately 65 people in attendance. Five small agricultural producers presented information regarding their businesses.
- **Agricultural and Dairy.** We are engaged with two different entrepreneurs working on projects for value added dairy processing. We will continue to assist and encourage these individuals. We also are focused on any other efforts to enhance and grow our agricultural economy. Brittany Davis will be working on a campaign called Naturally Dairy to promote the importance of the dairy industry. The target audience is primarily within Lewis County. This will be a first effort coordinated as part of the Lewis County Public Relations program that Brittany will be working with Ryan Piche on.

**New Business**

- **Grant Applications.** Economic Development staff are currently working on two grant applications – one for the business park and one for private/municipal partnership for improved water service in the Village of Lyons Falls.
- **Regional Councils.** NYS has announced the 8<sup>th</sup> round of grant funding through the Consolidated Funding application process. It is very important to publicize this opportunity and encourage applications from private businesses and community and municipal organizations. Our office will be focused on that effort and assisting any potential applicants over the next 2 - 3 months. We also participate in committees and the preparation of the North Country Regional Council annual report.
- **Community Energy Aggregation.** We have been in discussion with Kruger Energy related to their hydro electric facility in Lyons Falls about the potential for aggregating community energy

purchases. This discussion is in the early stages and we will continue to understand this opportunity and determine how the County might be able to take advantage of this.

**Lewis County IDA Updates**

- Wind / Solar. As noted above, the LCIDA expects to be involved in potential PILOT agreements for wind and solar projects. We continue to work with one specific solar development company that has identified sites in multiple locations and towns throughout the county. Engaging the local towns and school districts to determine their interest in PILOT agreements is a key component of these projects.
- Lyonsdale Biomass. The LCIDA board has reviewed their PILOT agreement with this company and considered the closure of the facility. The Board will allow the agreement to continue through its termination in January 2019.

**Lewis County Development Corporation Updates**

- Lyons Falls mill: The final phase of the project will kick off later this year. The LCDC is continuing to seek additional funding sources, but expects to complete the necessary work with the current funds committed.

**Time and Budget Report**

- April 2018 time summary for IDA, LCDC and County activity is available and can be provided upon request.

**Meetings**

- LCIDA meeting
- Tug Hill Commission meeting on Lewis County Recreation and Tourism
- Wind and solar project meetings (3)
- North Country Alliance
- Double Play Community Center planning
- St Lawrence University Economic Development Symposium
- Business Leaders Breakfast
- Private businesses (2)

**Mandates / Regulations**

- Nothing new.

# Lewis County Economic Development

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## ED Reserve Activity

April 2018

| <u>Project</u>                            | <u>Budget</u> | <u>2016-17 Actual Expenditure</u> | <u>2018 Expenditure</u> | <u>Expended To Date</u> | <u>County Reserve Committed</u> |
|-------------------------------------------|---------------|-----------------------------------|-------------------------|-------------------------|---------------------------------|
| Business Parks                            |               |                                   |                         |                         |                                 |
| Land Options                              | 5,000         | 5,000                             |                         |                         |                                 |
| General Consulting                        | 20,000        | 16,908                            |                         |                         |                                 |
| Environmental and Engineering             | 60,000        | 44,391                            | 3,891                   |                         | 30,000                          |
| Land Acquisition                          | 700,000       |                                   |                         |                         | 80,000                          |
| Phase 1 Construction                      | 465,000       | 250                               |                         |                         |                                 |
| Total                                     | 1,250,000     |                                   |                         | 70,190                  |                                 |
| Lyons Falls Mill                          |               |                                   |                         |                         |                                 |
| Demolition                                | 200,000       | 100,000                           |                         | 100,000                 |                                 |
| Lyons Falls UCP Project                   |               |                                   |                         |                         |                                 |
| Funding assistance for infrastructure     |               | 16,208                            |                         | 16,208                  | complete                        |
| Economic Development Operations           | 50,000        |                                   |                         |                         |                                 |
| Other Prospective Projects                |               |                                   |                         |                         |                                 |
| Climax Building                           | 1,463,000     |                                   | 163,178                 | 163,178                 | 645,000                         |
| TOTALS                                    |               | <u>\$ 182,757</u>                 | <u>\$ 167,069</u>       | <u>\$349,576</u>        | <u>\$ 755,000</u>               |
| Beginning Balance                         |               | 2016 Allocation                   |                         | \$700,000               |                                 |
|                                           |               | 2017 Allocation                   |                         | \$400,000               |                                 |
| Remaining Balance                         |               |                                   |                         | <u>\$750,424</u>        |                                 |
| Unallocated, Available for other Projects |               |                                   |                         |                         | <u>(\$4,576)</u>                |