

**ECONOMIC DEVELOPMENT/PLANNING/
RECREATION, FORESTRY AND PARKS COMMITTEE MEETING
June 19, 2018**

IDA Assistant Brittany Davis reviewed the Director's attached report.

There are no new developments with the business park. At a recent Economic Development conference, Eric Virkler spoke with an attorney knowledgeable with Shovel Ready projects who relayed recommendations to move forward with the SEQR process with the Town of Lowville.

Construction of the Denmark wind tower project is underway. The Deer River PILOT agreement is being negotiated with stakeholders. Also, negotiation continues with all stakeholders for renewal of the PILOT agreement for the Maple Ridge wind project.

Brittany reported that CFA grant applications are due by 7/27/18. Eric Virkler had met with Steve Hunt of NYS Empire State Development. Five potential applicants have indicated interest and will be assisted by IDA personnel.

A public hearing is scheduled on 7/3/18 for the \$200,000 CDBG application for a small business/loan grant funding program. The current balance of the micro-revolving loan fund is \$30,000 to be used to assist small businesses. A contract will be required for the IDA to administer the CDBG grant/loan program on behalf of the County.

The Lyons Falls Brownfield Opportunity Area (BOA) project was one of only four chosen in the State and was presented by Eric to a group of various developers greatly enhancing development potential.

The "Naturally Dairy" marketing campaign has generated a lot of positive feedback from farmers and related industry. Many people are uploading photos and sharing on Facebook. Also, Brittany informed the "Naturally Lewis" website was awarded "Best in Class" at the 2018 NYS Economic Development Council meeting.

Ryan Piche stated that Brittany was introduced to Department Heads and has been provided a County email. She will be updating the County website. OFA Director Kelly Hecker has reached out to Brittany for assistance with website postings and marketing services and events.

Legislator Burns asked about the solar project in Denmark. Brittany responded that the respective company has delayed filing the PILOT application. Legislator King cited a prospective solar project in the Town of Leyden.

Legislator Dolhof spoke about community aggregation for energy purchase and distribution. He had spoken with DANC representative Carrie Tuttle who informed that Gouverneur and another Town in Jefferson County have initiated a feasibility study. Ms. Tuttle recommends that Lewis County defer until the results of that study, which she will timely relay to Chairman Dolhof.

County of Lewis
Economic Development Report
Eric J. Virkler
June 19, 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.
- **Economic Development Funding:** The balance of the fund at May 31, 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.
 - Maple Ridge Wind tax jurisdictions are in negotiations with the company on a renewal of the PILOT agreement. The parties have met to review a preliminary proposal and a follow up meeting is scheduled for June 21.
- **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.
- **Regional Economic Development Council.** We are actively engaged in committees to assist the Regional Council with preparation of its 2018 annual report. The Council itself has a meeting scheduled on June 29. Our office sponsored an informational session for potential CFA applications with Steve Hunt from Empire State Development. Four organizations attended that meeting. We expect to assist one or two of these organizations with their CFA applications.
- **Agricultural and Dairy.** The Naturally Dairy campaign has been formally launched as a County Public Relations initiative. This campaign will continue throughout 2018. Our office has been in contact with three small dairy entrepreneurs in recent months to discuss value added production. We will continue to focus on this type of organic growth in our agricultural sector.

New Business

- **CDBG Application.** The Board of Legislators will hold a public hearing at the July 3 meeting to consider a CDBG application for \$200,000 for small business loan/grant funding. The application will be due on July 27th. The LCIDA would administer the program on behalf of the County with the intent to provide funding to qualified small business applicants.
- **Naturally Lewis.** Our economic development website was awarded as "Best in Class" at the 2018 NYS Economic Development Council annual meeting on May 24. This is an award presented by our peer group and recognizes the strong web presence our Naturally Lewis brand has developed.
- **Rail Corridor.** A meeting was held in May with representatives of the company that owns the rail corridor. Future development of the corridors in the central part of the county was discussed along with the possibility of acquiring two small sections in Lyons Falls for trail development.

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.

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. The LCDC was selected to present this project for a Brownfield Revitalization Conference in Albany on June 14.

Time and Budget Report

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

Meetings

- LCIDA meeting
- Meeting with GVT Rail representatives
- Wind and solar project meetings (3)
- North Country Alliance (2)
- Double Play Community Center planning
- NYS Economic Development Council annual conference
- Regional Council meetings and committees (3)
- JCC Center for Community Studies advisory board

Mandates / Regulations

- There has been proposed state legislation that would require prevailing wages for any and all projects that utilize public funding. This is the case for municipal projects, but if this expanded to include private projects that have a grant or other funding from a government source, this would be another significant detriment to doing business. Our state association is staying on top of this issue and I have connected with Senator Griffo's office to ensure they are aware of it.

Lewis County Economic Development

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ED Reserve Activity

May 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>