

Board Members Present: Christie Nakano, Larry Dolhof, Shellie Marks, Tim Petersen, Eric Virkler, Mick Lehman, Mike Bradish, Tyler McDonald, Eric Sunderhaft and Terry Thisse

Absent: Jessica Clemons

Others present: Cheyenne Steria, Jenna Kraeger, Brittany Davis, Ian Gilbert, James Munn (Black River Valley Natural) left at 10:58am, Joe Lawrence (IDA)

I. **Call to Order** – Meeting called to order by Chairman Petersen at 10:02am

II. Privilege of the Floor

- a. Staff introduced **new board member Shellie Marks** and **new LCDC Counsel Ian Gilbert** to the board. Unfortunately, **new board member Jessica Clemons** was unable to attend the meeting.
- b. The board welcomed James Munn, owner of Black River Valley Natural to provide an update and proposal on the Lyons Falls Mill Site Property. James is entering year three of production and has seen 300% growth since March of 2019. With the opportunity to bring on a new partner and investor in the business interested in the expansion of the Dairy Processing Facility, BVRN is interested in purchasing some or all of the Lyons Falls Mill Site. James laid out phases of expansion in his site proposal for “The Terraces” at High Falls to include an expansion of his current facility, the addition of an interpretive center to pay homage to the pulp and paper history, addition of green space and outdoor event venue, additional commercial space to support artisan village concept, and the addition of hospitality and lodging to support the tourism.
- c. James offered three scenarios to the board for consideration:
 - i. Scenario 1 – BVRN would purchase the expanded parcel from LCDC for \$100,000; or lease to own from the IDA for \$150,000 including applying past payments to principal
 - ii. Scenario 2 – BVRN would lease to own all parcels from IDA for \$175,000 and apply past payments to principal
 - iii. Scenario 3 – BVRN would purchase expanded parcel for BVRN expansion with option to secure the larger parcel within 5 years.
- d. James expressed his concern with a large investment being digging up any further hazardous waste during future development. The board noted that site was considered cleaned up to state environmental standards and that State Brownfield Tax Credits are an option for future development.
- e. James would like to have a decision by the end of January on a way to move forward.

- f. It was noted that Kruger has an option to purchase the space next to their existing business and there is currently an agreement in place for Kruger to access the lower level of the site with the access road.
 - g. The board discussed the proposals taking into consideration that BVRN has invested over \$200,000 in the current building, equipment, and added local employment. The LCDC has also invested \$450,000 on the property. The assessment for the BVRN building and the current lot is \$200,000. The LCDC considered Kruger's option to purchase the adjacent lot.
 - h. The LCDC board would like to offer Black River Valley Natural the option to purchase the expanded lot for their mixed-use commercial expansion and parking lots for \$250,000 on a motion made by Terry Thisse and seconded by Mike Bradish. All present were in favor and motion carried. Staff will redraw the offer lines and email the offer to James this afternoon.
- III. **Minutes** for December 21, 2021 Special Meeting
 - a. **The minutes for December 21, 2021 Special Meeting** were approved upon a motion made by Eric Virkler and seconded by Larry Dolhof. All present were in favor and motion carried.
- IV. **Financial Reports**
 - a. The LCDC Board reviewed the **December Financial Reports** for the Lewis County Development Corporation and Black Moose Development LLC. The reports were approved upon a motion by Eric Virkler and seconded by Mick Lehman. All present were in favor and motion carried.
- V. **Committee Reports**
 - a. Staff reviewed the notes from the **Community Economic Development Fund Ad Hoc Committee** noting a high-level conversation was started to consider the vision and purpose of the Community Economic Development fund. The committee will continue the conversation with an aim to launch the funding by 2023.
- VI. **Executive Directors Report**
 - a. Brittany Davis highlighted her previously distributed executive directors report highlighting the December launch of DBA Lewis County entrepreneurship program, the Business Retention and Expansion Survey outreach, a new round of CDBG funding and the IDA is working on a Commerce Park project with Cazenovia Equipment and Lowville Farmers Coop.

VII. **Discussion Items**

- a. The board reviewed additional staff changes to the **bylaws** with the suggestion to revise the special meetings statement to provide notice 24 hours in advance. Staff will send revisions to Ian Gilbert for a legal review before the next board meeting.

VIII. **Adjournment**

- a. A motion to adjourn was made at 12:07pm by Larry Dolhof and seconded by Eric Virkler. Motion carried.

Respectfully submitted,



Secretary

