

NOTICE

TO: Members of the Lewis County Finance & Rules Committee

FROM: Cassandra Moser, Clerk of the Board

DATE: February 19, 2026

SUBJECT: Finance & Rules Committee Meeting

The Lewis County Finance & Rules Committee will hold its regular meeting on Tuesday, February 24, 2026, at 2:30 p.m. in the Legislative Board Chambers, 2nd Floor, Lewis County Courthouse, Lowville, New York.

Attached is a list of agenda items for the meeting which will be live-streamed on the Lewis County YouTube channel at: [Lewis County - YouTube](#).

cc:	County Clerk/DMV	Planning & Community Development
	Economic Development	Purchasing
	Human Resources	Real Property Tax
	Information Technology	Treasurer
	Insurance/Workers' Compensation	

FINANCE & RULES COMMITTEE

AGENDA – February 24, 2026

Call to Order:

- Legislator Jessica Moser, Chair.

Roll Call:

- Clerk of the Board records attendance.

Approval of Minutes:

- Motion to approve minutes from January 20, 2026.

Presentations / Discussion Items:

- Disaster Recovery Capital Project – Conner Biolsi, Director of Information Technology (15 minutes)
- Lewis County Lank Bank Corporation – Casandra Buell, Director of Planning & Community Development (10 minutes)

Draft Resolutions / Motions:

1. Amending the Lewis County Employee Meal Policy to require employees to use personal funds for meals with reimbursement, adopt GSA rates for first and last day of travel, and allow all reasonable business meal expenses for Legislative and County Manager functions with itemized receipts.
2. Authorizing a new agreement with Tyler Technologies to migrate Lewis County to the hosted EERP platform for a one-time fee of \$5,000 and annual software, licensing, and maintenance costs of \$72,322 in the first year, funded through the 2026 IT budget and contingency funds.
3. Opposing PSC-approved National Grid rate hikes, urging state leaders to cap annual utility increases at 2% to protect residents and businesses, and calling for broader municipal and public support.
4. Expressing opposition to the RAPID Act and related regulations that limit local authority over renewable energy project siting, undermine Home Rule, and pose risks to environmental review, property rights, and community input, while urging the State to pursue collaborative approaches with local governments.
5. Awarding the bid and authorizing a contract with Bronze Contracting, LLC for the demolition and removal of a condemned building at 5508 State Route 26, Town of

Turin, under the CDBG Imminent Threat Grant Program, at a cost not to exceed \$32,200.

6. Approving inclusion of three parcels totaling approximately 113 acres in the Towns of Martinsburg, Watson, and Lewis into Agricultural District #6, adopting a negative environmental impact declaration, and authorizing execution of related documents.
7. Determining that the Constableville roadway and complete streets improvement project, funded by a \$500,000 NYS ESD County Infrastructure Grant, is a Type II action under SEQRA with no significant environmental impact, requiring no further review.
8. Authorizing a public hearing on April 7, 2026, at the Lewis County Courthouse to solicit public comments on the accomplishments of the CDBG Lewis County Microenterprise Program (Project #636ME544-24), following the program's administration requirements.
9. Accepting franchise tax adjustments and payments from cable providers to towns under existing franchise agreements and authorize the County Treasurer to apportion and charge back \$13,394.18 as prescribed by law.
10. Authorize the formation of the Lewis County Land Bank Corporation as a not-for-profit entity to address vacant and tax-delinquent properties, revitalize communities, and promote affordable housing and economic development, with an 11-member Board appointed by the Legislature.

Unfinished Business:

- Motion to approve and adopt the 2026 Finance & Rules Committee goals as follows:
 - ✓ Review and Update County Standing Rules.
 - ✓ Weekly Video Outreach & Engagement Launch.
 - ✓ Modernizing Local Government Operations & Access.
 - ✓ Technology Investment for Workforce Optimization.
 - ✓ Commerce Park through Fast NY Program – water, sewer, & power on 40 acres.
 - ✓ Securing Capital & Launching the County Land Bank.
 - ✓ Comprehensive Exempt Compensation Policy Review & Grade Revalidation.

New Business:

Executive Session:

Adjournment:

Additional Information

- If any committee member has inquiries regarding agenda items, please do not hesitate to contact me.

RESOLUTION NO. __ - 2026

RESOLUTION AMENDING LEWIS COUNTY EMPLOYEE MEAL POLICY

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee

WHEREAS, the Lewis County Employee Meal Policy establishes guidelines for meal allowances and reimbursements incurred during official County business; and

WHEREAS, the Board of Legislators seeks to clarify and update the policy to ensure compliance and consistency with best practices;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Employee Meal Policy is hereby amended to state that employees must use personal funds for all meal expenses and subsequently request reimbursement through the appropriate expense form. The use of County Purchasing Cards for employee meal expenses is strictly prohibited.

Section 2. Meal allowances for travel shall include the General Services Administration (GSA) Meals & Incidental Expenses (M&IE) rates for the first and last day of travel, in addition to the standard per diem rates for overnight stays, as applicable.

Section 3. Legislative and County Manager Business Meals shall allow all reasonable expenses when accompanied by an itemized receipt, instead of set rates.

Section 4. This resolution shall take effect immediately.

Section 5. The Clerk of the Board is directed to incorporate these amendments to the policy and distribute same to all those required to follow same.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

RESOLUTION NO. __ - 2026

**RESOLUTION AUTHORIZING AGREEMENT WITH TYLER TECHNOLOGIES FOR
MIGRATION TO TYLER'S EERP PLATFORM AND HOSTING TOGETHER WITH
ANNUAL SOFTWARE PROGRAMS, LICENSING, AND SERVICES**

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, in 2015, the Lewis County Board of Legislators authorized a contract between the County of Lewis and Tyler Technologies, Inc. to provide comprehensive software, software licenses, Pre-Implementation Services, and Implementation Services (including data conversion) to improve productivity, efficiency, and availability in a modern, Software as a Service technological system; and

WHEREAS, the Director of IT seeks to migrate to Tyler's hosted EERP (formerly Munis) platform for a one-time fee of \$5,000.00, and with annual recurring software programs, licenses and maintenance services as set forth in their proposal dated February 10, 2026, at a cost of \$72,322.00 in the first year; the cost of which will be covered by 2026 IT budget funds and appropriation of legislative contingency funds. The annual software and license programs are subject to annual increases;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby authorizes a new agreement with Tyler Technologies, Inc., to provide migration to Tyler's hosted EERP platform for a one-time fee of \$5,000.00; and to provide for all software programs, licensing and maintenance services for the County's identified programs and platform at an annual cost of \$72,322.00 in the first year, and subject to annual percentage increases thereafter.

Section 2. The Lewis County Treasurer is authorized to appropriate and transfer from legislative contingency, any required funds for this contract not available in the 2026 IT budget.

Section 3. The Chair or Vice-Chair of the Board of Legislators is hereby authorized to make, execute, seal, and deliver such Agreement upon such form and terms as may be recommended by the County Attorney.

Section 4. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

RESOLUTION NO. __ - 2026

RESOLUTION IN OPPOSITION TO NATIONAL GRID (NIAGARA MOHAWK POWER CORPORATION) RATE INCREASES AND URGING STATE ACTION TO REPEAL OR MITIGATE THE PLAN

Introduced by Legislator Thomas Kalamas, member of the Lewis County Board of Legislators.

WHEREAS, the New York State Public Service Commission (“PSC”) approved a multi-year rate plan for Niagara Mohawk Power Corporation d/b/a National Grid that will increase electric delivery revenues by \$167.3 million in Year 1, \$297.4 million in Year 2, and \$243.4 million in Year 3; and gas delivery revenues by \$57.4 million, \$64.5 million, and \$71.8 million, respectively, creating undue hardship for rural residents, farms, seniors on fixed incomes, and small businesses across Lewis County; and

WHEREAS, municipalities across New York State are required to comply with a statutory property tax cap of two percent (2%) per year, which limits their ability to raise revenue to offset rising costs; and

WHEREAS, it is reasonable and equitable that utility rate increases be similarly capped at no more than two percent (2%) in any given year to protect residents and businesses from excessive financial burdens;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby opposes the PSC-approved National Grid multi-year rate increases and urges the Governor, PSC, and State Legislature to repeal or substantially mitigate these hikes, and to adopt a policy capping utility rate increases at no more than two percent (2%) annually.

Section 2. The Lewis County Board supports legislative efforts to provide oversight and protect ratepayers from excessive increases, including measures that align utility rate caps with municipal tax cap standards.

Section 3. The Lewis County Board of Legislators encourages other counties and municipalities to join in this effort and urges Lewis County residents to submit comments to the PSC opposing these rate hikes.

Section 4. The Board of Legislators directs the Clerk of the Board to transmit certified copies of this Resolution to the Governor of the State of New York, the PSC (Cases 24-E-0322 and 24-G-0323), our State legislative delegation, and National Grid’s leadership, and any others deemed appropriate.

Section 5. This Resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

DRAFT

RESOLUTION NO. __ - 2026

RESOLUTION IN OPPOSITION TO NYS RENEWABLE ACTION THROUGH PROJECT INTERCONNECTION AND DEPLOYMENT (RAPID) ACT REGULATIONS

Introduced by Legislator Thomas Kalamas, member of the Lewis County Board of Legislators.

WHEREAS, the County of Lewis supports responsible renewable energy development and the transition to clean energy while preserving the authority of local governments to regulate land use, zoning, and community character; and

WHEREAS, the Renewable Action Through Project Interconnection and Deployment (“RAPID”) Act and related regulations significantly limit municipal authority over the siting and approval of large-scale renewable energy and electric transmission projects; and

WHEREAS, these measures undermine the principle of Home Rule guaranteed by the New York State Constitution by centralizing decision-making authority at the State level and reducing meaningful local oversight, by giving ORES (the Office of Renewable Energy Siting) responsibility for project approvals; and

WHEREAS, the RAPID Act regulations impose expedited permitting timelines that risk inadequate environmental review and community input, and allow automatic approval of projects if deadlines are not met; and

WHEREAS, the Act expands eminent domain authority and permits the extinguishment of conservation easements, threatening private property rights and natural resource protections, including lands within the Adirondack and Catskill Parks; and

WHEREAS, local governments, emergency services, and residents have expressed concerns that these regulations compromise public safety, infrastructure capacity, and the economic well-being of communities; and

WHEREAS, statewide policy goals should be advanced through local government collaboration and incentives rather than mandates that preempt local authority and override comprehensive planning;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby expresses its strong opposition to the RAPID ACT regulations and process based upon their significant limitation of local municipal authority over siting and approval, and the State’s undermining of Home Rule authority guaranteed by the NYS Constitution.

Section 2. The Lewis County Board of Legislators calls upon NYS to develop and advance statewide policy goals only when serious local collaboration and incentives have been undertaken so that local authority and comprehensive planning are not preempted.

Section 3. Copies of this resolution shall be forwarded to Governor Kathy Hochul, NYS Department of Public Services (ORES), the New York State Energy Research and Development Authority (NYSERDA), NYS Senator Mark Walczyk, NYS Assemblyman Ken Blankenbush, and Lewis County Town Supervisors and Village Mayors, and any others deemed appropriate.

Section 4. This resolution is effective immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

DRAFT

RESOLUTION NO. __ - 2026

**RESOLUTION AWARDING BID AND AUTHORIZING CONTRACT BETWEEN
THE COUNTY OF LEWIS AND BRONZE CONTRACTING, LLC FOR THE
DEMOLITION AND REMOVAL OF A BUILDING LOCATED AT 5508 ST RT 26 IN THE
TOWN OF TURIN**

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, the Director of Planning and Community Development Department, in consultation with the Purchasing Department, sent out an RFP for the demolition and removal of a condemned structure located at 5508 St Rt 26 in the Town of Turin, as part of the recently awarded CDBG Imminent Threat Grant Program; and

WHEREAS, 8 bid proposals were opened on February 5, 2026 at 10:30 am. Planning Department staff and the Purchasing Director carefully reviewed the bid submissions and assessed the criteria. After careful consideration and review, this team recommends that the Board of Legislators award the bid and contract to Bronze Contracting, LLC, the lowest qualified bidder, to complete the RFP Tasks at a cost not to exceed \$32,200.00; and

WHEREAS, the Board of Legislators seeks to accept this recommendation and award the bid and contract to Bronze Contracting, LLC for this project;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators awards the bid to and authorizes an agreement with Bronze Contracting, LLC to complete the scope of work outlined in the demolition and removal RFP at a cost not to exceed \$32,200.00, as more fully set forth in their bid proposal.

Section 2. The Chair or Vice-Chair of the Board of Legislators is hereby authorized to make, execute, seal and deliver said Agreement and any extensions or modifications thereto, upon review and approval by the County Attorney.

Section 3. The Treasurer is directed to pay for these services from the appropriated funds in the CDBG Imminent Threat Grant Award account.

Section 4. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

DRAFT

RESOLUTION NO. __ - 2026

RESOLUTION AUTHORIZING INCLUSION OF CERTAIN AGRICULTURALLY VIABLE LAND INTO A CERTIFIED AGRICULTURAL DISTRICT AND NEGATIVE DECLARATION DETERMINATION

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, the Lewis County Board of Legislators, in accordance with § 303-b of the Agricultural and Markets Law, designated November 15th to December 15th as the annual thirty (30) day review period in which a landowner may submit requests for inclusion of predominantly viable agricultural land within a Certified Agricultural District; and

WHEREAS, the Lewis County Planning Department received three (3) applications for inclusion of properties into Agricultural District # 6. These parcels are located in the Town of Martinsburg, Tax Map Parcel No. 210.00-02-10.100 owned by John H Ingham III and Penny Ingham (approximately 91.2 acres); Town of Watson, Tax Map Parcel No. 214.00-01-11.210 owned by John Young (approximately 8.6 acres); and Town of Lewis, Tax Map Parcel No. 416.00-01-18.200 owned by Dennis Poff and Alexandria Heitzman (approximately 13 acres); and

WHEREAS, the Planning Department duly forwarded the applications to the Lewis County Agricultural and Farmland Protection Board, who reviewed the applications for inclusion of these properties and submitted their recommendation to the Lewis County Board of Legislators, noting that the properties should be placed into the certified agricultural district; and

WHEREAS, the new Short Environmental Assessment Form, as agreed upon with NYSDAM, has been prepared by the Planning and Community Development staff on behalf of the County of Lewis Board of Legislators as the Lead Agent for this Ag inclusion property for the determination that the inclusion of the identified parcels will not result in any significant adverse environmental impact; and

WHEREAS, the Lewis County Board of Legislators, in accordance with Chapter 303b of the Laws of 2003 amending NYS Agricultural and Markets Law, conducted a public hearing to consider the request and recommendations of the Lewis County Agricultural and Farmland Protection Board and Planning Department on March 3, 2026 at 5:00 p.m.; and

WHEREAS, the Lewis County Board of Legislators, having held the public hearing and having heard any statements or comments from the public on the request and recommendations of the Lewis County Planning and Community Development Department and Lewis County Agricultural and Farmland Protection

Board, seeks to adopt the recommendations of the Director of Planning and Community Development and declare a negative environmental impact for each parcel, and place these properties into the certified agricultural district.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby authorizes the Chairman of the Board to execute the Short Environmental Assessment Forms prepared by the Planning and Community Development Department, declaring that these Actions and Applications will not result in any significant adverse environmental impacts.

Section 2. The Lewis County Board of Legislators adopts the recommendations of the Lewis County Agricultural and Farmland Protection Board and Planning and Community Development Department, and places the following parcels of land located in the Town of Martinsburg, Tax Map Parcel No. 210.00-02-10.100 owned by John H Ingham III and Penny Ingham (approximately 91.2 acres); Town of Watson, Tax Map Parcel No. 214.00-01-11.210 owned by John Young (approximately 8.6 acres); and Town of Lewis, Tax Map Parcel No. 416.00-01-18.200 owned by Dennis Poff and Alexandria Heitzman (approximately 13 acres) into Agricultural District #6.

Section 3. The Chair or Vice Chair is authorized to execute any other documents to give effect to this resolution, upon review and approval of the County Attorney.

Section 4. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

RESOLUTION NO. __ - 2026

**RESOLUTION DECLARING COUNTY INFRASTRUCTURE GRANT PROGRAM
CONSTABLEVILLE COMPLETE STREETS PROJECT AS TYPE II ACTION WITH NO
SIGNIFICANT ENVIRONMENTAL IMPACTS**

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, the County of Lewis submitted an application in March, 2025 for the NYS ESD County Infrastructure Grant Program funding to complete roadway and complete streets improvements in the Village of Constableville; and

WHEREAS, in July 2025, the County of Lewis received notice that an award in the amount of \$500,000 towards complete street and roadway upgrades in the Village of Constableville; and

WHEREAS, this project is subject to environmental review under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, upon review, the County has determined that the project constitutes a Type II action under 6 NYCRR § 617.5(c)(5), specifically involving the repaving of existing highways without the addition of new travel lanes; and

WHEREAS, the Director of Planning and Community Development and the County Attorney have recommended that the Board conclude that the project will not have a significant adverse impact on the environment and that no further review under SEQRA is required;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby determines that the proposed roadway and complete streets improvements in Constableville funded by the NYS ESD Country Infrastructure Grant Program constitute as a Type II action as defined by the regulations promulgated under the State Environmental Quality Review Act (SEQRA) of the State of New York; that the project will not have significant impacts upon the environment; and that there is no further procedure required under SEQRA.

Section 2. This Resolution shall take effect immediately.

Move by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

RESOLUTION NO. __ - 2026

**RESOLUTION TO SET 2ND PUBLIC HEARING FOR LEWIS COUNTY
MICROENTERPRISE PROGRAM CDBG PROJECT #636M544-24 ADMINISTERED
BY NATURALLY LEWIS (LEWIS COUNTY DEVELOPMENT CORPORATION)**

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, All recipients of NYS Community Development Block Grant (CDBG) funds must meet the citizen participation requirements at 24 CFR 570.486 and New York State's Citizen Participation Plan, as amended, which require recipients to follow a citizen participation plan for one public hearing prior to the submission of an application for funding, and one public hearing, if awarded to be held during the administration of the grant to solicit comments on the effectiveness of the program's administration; and

WHEREAS, the Board of Legislators duly held a public hearing on the 3rd day of January, 2023, regarding community development, economic development, public infrastructure, housing, and other possible development activities in preparation of a CDBG Application (Project # 636ME544-24) to be administered by Naturally Lewis; and

WHEREAS, the County, through Naturally Lewis, Lewis County Development Corporation, as the sub-recipient, received an award of \$300,000 in Lewis County Microenterprise Program funds, and the Board of Legislators of Lewis County seeks to hold a second public hearing to provide residents with the opportunity to offer any comments on the accomplishments of the Program;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators authorizes a public hearing to be held and set for April 7th, 2026 at 5:00 p.m. at the Lewis County Courthouse, Board of Legislators Chambers, 7660 North State Street, Lowville, New York, 13367 to provide residents of Lewis County with the opportunity to offer any comments on the accomplishments of the current CDBG Project # 636ME544-24 Lewis County Microenterprise Program.

Section 2. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

RESOLUTION NO. __ - 2026

RESOLUTION APPROVING CORRECTION OF TAX BILL

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee

WHEREAS, pursuant to the franchise agreements between Time Warner Cable, TCI, and the Towns of Croghan, Denmark, Diana, Greig, Lewis, Leyden, Lowville, Lyonsdale, Martinsburg, New Bremen, Watson, and West Turin, the named companies are allowed to deduct from taxes the franchise paid to the Towns;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The following payments and adjustments are accepted as follows:

		Amount Paid:	Charge to Town:
Croghan	538.00-08-00.000	475.10	156.19
	538.00-05-06.000	511.71	123.31
	538.00-08-06.000	4605.37	1109.84
Denmark	552.00-03-00.000	425.71	104.50
	552.00-05-00.000	18.40	10.00
Diana	552.00-05-08.000	1712.46	759.73
Greig	542.02-07-09.000	4888.16	1872.06
Lewis	550.00-10-11.000	196.90	165.40
	550.00-07-12.000	631.75	190.36
Leyden	550.00-10-12.000	311.15	93.76
	550.00-07-00.000	67.64	24.31
	550.00-05-00.000	951.64	277.83
Lowville	550.00-05-13.000	4857.71	1112.59
	550.00-07-00.000	45.29	20.52
Lyonsdale	550.00-07-00.000	273.34	123.84
	542.02-05-15.000	1540.14	604.02
Martinsburg	552.00-08-00.000	8.90	4.49
	542.05-08-05.000	133.30	47.52
	552.00-08-02.000	2338.67	631.27
New Bremen	542.02-08-21.000	2349.28	1462.90
	542.02-07-21.000	3570.92	2223.61
	542.02-05-21.000	3476.93	2165.09
Watson	550.00-07-00.000	64.89	37.85
	550.00-07-00.000	125.47	73.19
West Turin		<u>\$33,580.83</u>	<u>\$13,394.18</u>

Section 2. The County Treasurer is hereby directed to adjust, apportion, and charge back said amounts in the manner prescribed by law. The amount to charge the Towns is \$13,394.18.

Section 3. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

DRAFT

RESOLUTION NO. __ - 2026

**RESOLUTION AUTHORIZING THE FORMATION OF THE
LEWIS COUNTY LAND BANK CORPORATION**

Introduced by Legislator Jessica Moser, Chair of the Finance & Rules Committee.

WHEREAS, Article 16 of the New York State Not-for-Profit Corporation Law, known as the "Land Bank Act," authorizes foreclosing governmental units to create not-for-profit land bank corporations for the purpose of acquiring, managing, and redeveloping such properties in a manner that promotes public health, safety, welfare, and economic opportunity; and

WHEREAS, Lewis County is a designated foreclosing governmental unit (FGU) under New York State law and is eligible to sponsor the creation of a land bank; and

WHEREAS, the Lewis County Board of Legislators recognizes the growing need to address vacant, abandoned, and tax-delinquent properties that contribute to blight, reduced property values, and economic decline in communities throughout Lewis County; and

WHEREAS, in accordance with the NYS Land Bank Act, the Lewis County Legislature deems it appropriate and necessary to establish a land bank in Lewis County, to effectively decrease the number of tax-delinquent properties, revitalize communities within Lewis County, and increase tax rolls for the benefit of all citizens, provide pro-active tools to mitigate costs, spur investment and improve property values; and

WHEREAS, it is the intent of the Lewis County Legislature that the not-for-profit corporation established herein operate in a community-centric, collaborative manner, utilizing information gathered from Lewis County residents and subject matter experts alike; and

WHEREAS, it is the intent of the Lewis County Legislature that the Lewis County Land Bank Corporation's operations, policies and procedures encourage diverse affordable housing options for a broad mix of income levels, provide for sufficient commercial opportunities, preserve green space and public safety and facilitate infrastructure development;

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. The Lewis County Board of Legislators hereby authorizes the formation of the Lewis County Land Bank Corporation, a Type C not-for-profit land bank pursuant to Sections 402 and 1603 of the New York State Not-for-Profit Corporation Law.

Section 2. The Lewis County Board of Legislators designates itself, through this resolution, as the sponsor of the Lewis County Land Bank Corporation and affirms that Lewis County is acting as the foreclosing governmental unit.

Section 3. The Directors of the Corporation shall create capital-generating and revenue-sharing programs designed to provide the assets necessary for the successful start-up and continued operation of the corporation.

Section 4. The Board of Directors shall consist of 11 members, all appointed by the Lewis County Legislature. One member designated to serve is the County Manager, with the remaining ten representing from each Legislative District, with nominations for these seats made by the active Legislator of the respective district.

Section 5. The said members shall be residents, or have their primary place of business within Lewis County, and shall represent areas of expertise including, but not limited to: the building industry, architectural/planning and/or design industry, green space development, financial services, property management, municipal affairs, buildings and codes, real estate, building demolition industry, downtown and mixed-use redevelopment and retrofits, and historical renovation services.

Section 6. The following individuals are hereby appointed by the Lewis County Legislature as initial members of the Board of Directors:

Timothy Hunt, Lewis County Manager, for an initial term of one year;
Patrick Looby, District 1, for an initial term of one year;
Jonathan Beller, District 2, for an initial term of one year;
"TBD", District 3, for an initial term of two years;
Jared Martin, District 4, for an initial term of two years;
Eric Virkler, District 5, for an initial term of two years;
"TBD", District 6, for an initial term of two years;
Dan Szalach, District 7, for an initial term of three years
Ryan Salmon, District 8, for an initial term of three years
Ashley Waite, District 9, for an initial term of three years
and Jerry King, District 10, for an initial term of three years

Section 7. All members of the Board of Directors shall serve at the pleasure of the Legislature and are subject to the Lewis County Code of Ethics.

Section 8. All successors to the initial Directors shall be appointed by the same authority and in the same manner as the initial Directors, for a term of three years, except that the filling of vacancies shall be for the remainder of the term of the vacant Director.

Section 9. The Lewis County Land Bank Corporation shall prioritize:

- a. The removal of blighted, unsafe, or functionally obsolete structures in rural landscapes, with a focus on reclaiming land for resilient and attractive housing, complementary commercial/industrial development, open space, recreation, habitat restoration, and other community-beneficial uses;
- b. The provision of affordable, workforce, multifamily, and socioeconomically diverse housing, the increase of the supply of such housing, and the reduction of the shortage of such housing in Lewis County;
- c. The preservation and restoration of productive farmland, including orchards and other agricultural productivity suitable for Lewis County; and
- d. The preservation, improvement, and redevelopment of the historically commercial and mixed-use areas of the villages and hamlets in Lewis County, including the development and redevelopment of mixed uses, parks, recreation and public arts in traditional downtowns and “Main Street” areas in its acquisition and return of properties to productive use and any associated programs and financial, technical, or administrative support.

Section 10. The Board of Directors shall submit an annual written report to the Clerk of the Legislature, on or before July 1st of each year following the enactment of this Resolution, outlining the action taken by the Lewis County Land Bank Corporation during the preceding 12 months.

Section 11. The County Attorney is requested to assist with the development of the applicable and necessary documentation to accomplish the objectives as set forth in this Resolution.

Section 12. The Chair of the Legislature is authorized to execute the documentation necessary for incorporation of the “Lewis County Land Bank Corporation” with the State of New York and to execute and file such other documents necessary to establish said Land Bank, including, but not limited to, other management, operating and administrative contracts or agreements, which shall all be subject to the separate prior approval of the Lewis County Legislature.

Section 13. The Lewis County Board of Legislators authorizes the filing of a Certificate of Incorporation with the New York State Department of State, and directs County staff to take all necessary steps to complete the organizational process, including the development and establishment of bylaws, and the pursuit of applicable funding opportunities; and

Section 14. The within resolution shall take effect immediately.

Moved by Legislator __, seconded by Legislator __, and adopted on the 3rd day of March, 2026.

DRAFT