



County of Lewis IDA
Regular Board Meeting **Agenda**
July 2nd, 2026 | 8:30-10:00
Outdoor Services Building | Lowville, NY

Mission: The mission of the County of Lewis IDA is to stabilize, strengthen and grow communities through strategic community partnerships, innovative incentive programs, responsible leverage of our financial resources and thoughtful policy development to advance economic growth and a brighter and more inclusive future for all.

- | | | |
|-------|---|---------|
| I. | Call to Order | 8:30am |
| II. | Privilege of the Floor | |
| III. | Minutes – June 2026 | |
| IV. | Minutes - Annual Meeting | |
| V. | Financial Reports – May 2026 | |
| VI. | Items for Discussion | 8:45am |
| | a. Discussion Items from June 4th | |
| | i. AMF Building Phase II Funding | |
| | ii. Governance Committee UTEP Revisions Ongoing | |
| | iii. Finance Committee CD Disbursement Approved | |
| | iv. Lomeo Property Potential | |
| | v. Flat Rock Wind Payment | |
| | vi. Property and Site Committee Updates | |
| | Redemption Center Property | |
| | b. Mandeville DRI Project | |
| | c. AMF Building Development | |
| | d. MPI Equipment Changes | |
| VII. | Board Report | 9:30am |
| VIII. | Correspondence | |
| IX. | Items for Approval | |
| X. | Executive Session | |
| XI. | Adjournment | 10:00am |

Next Meeting: LCIDA Regular Board Meeting – TBD

Mission: The mission of the County of Lewis IDA is to stabilize, strengthen and grow communities through strategic community partnerships, innovative incentive programs, responsible leverage of our financial resources and thoughtful policy development to advance economic growth and a brighter and more inclusive future for all.

- I. Call to Order 9:56am
- II. Privilege of the Floor
- III. Minutes - [May 2026](#)
 - a. Approved by Jess Moser, seconded by Herb Frost
- IV. Financial Reports - [April 2026](#)
 - a. Approved by Jess Moser, seconded by Herb Frost
- V. Items for Discussion - Tabled for next month 9:15am
 - a. [AMF Building Phase I Funding](#)
 - b. [Governance Committee UTEP Revisions Ongoing](#)
 - c. [Finance Committee CD Disbursement Approved](#)
 - d. [Lomeo Property Potential](#)
 - e. Flat Rock Wind Payment
 - f. Property and Site Committee Updates
- VI. Items for Approval 9:45am
 - a. AMF Building Phase I Funding
 - i. Motion to table until next meeting made by Herb Frost, seconded by Jess Moser
 - b. Appointment of Contracting Officer in lieu of Executive Director
 - i. Motion to nominate Megan Marolf as contracting officer, made by Jess Moser, seconded by Gagan Singh
- VII. Correspondence
 - a. Reach out to owner of Stewart's building in Harrisville
 - b. Rachel Sweeney to open laundromat in Croghan, needs equipment and possibly installment sale on equipment



County of Lewis IDA
Regular Board Meeting **Minutes**
June 4, 2026 | 8:30am – 10:00am
Outdoor Services Building | Lowville, NY

VIII. Executive Session

IX. Adjournment 10:11am

a. Motion to adjourn made by Darlene Rowsam, seconded Herb Frost

Next Meeting:

LCIDA Regular Board Meeting – July 2nd, 2026 – Outdoor Services Building, Lowville, NY Conf.
Room

Agenda of the County of Lewis Industrial Development Agency

ANNUAL MEETING

June 4, 2026 | 8:30 – 9:00am

Outdoor Services Building

Lowville, New York

Mission Statement

The mission of the County of Lewis IDA is to stabilize, strengthen, and grow communities through strategic community partnerships, innovative incentive programs, responsible leverage of our financial resources, and thoughtful policy development to advance economic growth and ensure a brighter and more inclusive future for all.

Call to Order 8:36

Mission statement read by Chair Joe Lawrence

Board members in attendance: Joe Lawrence, Gagan Singh, Herb Frost, Jessica Moser, Darlene Rowsam

Staff in attendance: Roxanne Turck, Keely Mariott, Micah Roes, Kristen Aucter, Megan Marolf

Review [Bylaws](#)

Add Contracting Officer as an and/or to any place listed where Executive Director in Bylaws,
Motion to add Contracting Officer to section 9, 10, 7.3 made by Darlene, seconded by Jessica
Updated Bylaws adopted as of June 4th, 2026

Approve Governance Committee Readoption of Policies

- [Video Conferencing Policy](#)
- [LCIDA Key Work of the IDA](#)
- [Defense & Indemnification Policy](#)
- [PILOT Notification Policy](#)
- [LCIDA Organizational Chart](#)
 - Combine the Audit and Finance Committees on Organizational Chart
 - Confirm which committees are required by NY State Law

Approve Governance Committee Policy Recommendations

- [Procurement Policy](#)
- [LCIDA Fee Schedule \(Tabled\)- to adopt once UTEP revisions are complete](#)
 - No Action on the Fee Schedule at this time
- [Small Business Loan Collection and Rating Policy](#)
 - Governance committee to review again next year for flexibility and courses for deviation from existing policies
- [Property Disposal Policy](#)
- [Investment Policy](#)
 - Motion to approve and adopt made by Jess, seconded by Herb

Approve Updated Property Listings

- [Property Listing Sheet](#)
 - Motion to approve and adopt Property Listing Sheet made by Gagan, seconded by Herb
 - Clarify with legal that the IDA does not need to list every PILOT project on the list

Agenda of the County of Lewis Industrial Development Agency

ANNUAL MEETING

June 4, 2026 | 8:30 – 9:00am

Outdoor Services Building

Lowville, New York

Current Officers

- Chairperson (Current: Joe Lawrence)
- Vice-Chairperson (Current: Gagan Singh)
- Treasurer (Current: Jessica Moser)
- Secretary (Current: Darlene Rowsam)
- Discussion
 - Joe Lawrence wishes to step down as Chairperson and has nominated Gagan Singh to take his place
 - Herb expressed interest in Chair, wants to reestablish relationship with County/IDA and has his small business hat on while sitting on the IDA board.
 - Gagan has expressed interest in Chair, has worries of conflict of interest with Herb as Legislator. Gagan has been on the board for nine years and is the existing vice chair. Suggested that perhaps Chair position should change more frequently.
 - Jess feels there needs to be more open communication between IDA and County for more cohesiveness to work collaboratively on
 - Darlene offered support to Gagan as Chair, and nominated Herb for the Vice Chair position

Appointment of Officers

- Chairperson – Gagan Singh
- Vice-Chairperson – Herb Frost
- Treasurer – Jessica Moser
- Secretary – Darlene Rowsam
- All IDA members in attendance approved the new appointment of officers

Current Committees & Committee Chairs

- Governance Committee
 - Herb Frost (Chair)
 - Darlene Rowsam
 - Jessica Moser
- Finance & Audit Committee
 - Jerry Haenlin
 - Joe Lawrence
 - Gagan Singh (Chair)
- Projects Committee
 - Darlene Rowsam (Chair)

Appointment of Committees & Committee Chairs

- Governance Committee
 - Herb Frost (Chair)
 - Darlene Rowsam
 - Jessica Moser
- Finance & Audit Committee

Agenda of the County of Lewis Industrial Development Agency

ANNUAL MEETING

June 4, 2026 | 8:30 – 9:00am

Outdoor Services Building

Lowville, New York

- o Jerry Haenlin
 - o Mark O'Connor
 - o Joe Lawrence (Chair)
- Projects Committee
 - o Darlene Rowsam (Chair)
 - o Gagan Singh

Approve Authorized Check Signers

- Contracted Officer, Chair, Vice Chair
 - o Motion to remove Joe Lawrence as an authorized check signer from the IDA accounts at Community Bank and add Herb Frost as an authorized check signer
- Approve minutes from last year's annual meeting, motion by Jess, second by Gagan
- Approve financials from last year, motion by Jess, second by Gagan

Next Annual Meeting:

- June 3, 2027

County of Lewis IDA

Statement of Financial Position

As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Cash-Petty Cash	50.00
IDA CD 1M - x0868	1,056,323.08
IDA CD 500K - x0867	527,888.75
IDA Checking x1214	1,019,788.88
IDA Micro Rev Loan x2054 CLOSED	0.00
IDA Money Market x1248	1,118,844.77
IDA USDA Loan Fund x1511	98,801.32
NYCLASS	737,768.75
Total for Bank Accounts	\$4,559,465.55
Accounts Receivable	
1101 Account Receivable	-\$31,660.00
1101-05 Related Party Receivables	316,597.00
Total for 1101 Account Receivable	\$284,937.00
Total for Accounts Receivable	\$284,937.00
Other Current Assets	
1090 Undeposited Funds	0.00
1150 Interest Receivable	0.00
1165-01 Lease Receivable - 2nd Place Brew Equip	129,271.81
1166-01 Installment Sale - 2nd Place Property	89,618.91
1169 Lease Receivable - BRVN Equip	9,368.12
1172 Lease Receivable - Snow Ridge Groomer 1	77,971.76
1173 Lease Receivable - Snow Ridge Groomer 2 (2025)	112,531.70
1179 Allowance for Loan Loss	-45,860.70
1200 Prepaid Insurance	0.00
Total for Other Current Assets	\$372,901.60
Total for Current Assets	\$5,217,304.15
Fixed Assets	
1300 Accumulated Depreciation	0.00
1976 Trinity Ave Building	\$0.00
1920 Acc Depreciation Trinity Bldg	0.00
Total for 1976 Trinity Ave Building	\$0.00
1977 Trinity Ave Land	0.00
1978 Harrisville Bank Building	45,500.00
1979 Harrisville Bank Land	4,500.00
Total for Fixed Assets	\$50,000.00
Other Assets	
1950 Purchase Option Real Est	0.00
1952 Projects in Progress	0.00
1980 PILOT Admin Fee Installment	202,117.00
Total for Other Assets	\$202,117.00
Total for Assets	\$5,469,421.15

County of Lewis IDA

Statement of Financial Position

As of May 31, 2026

	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Payables	0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
General Journal	0.00
Loan-Harrisville/DANC	0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$0.00
Total for Liabilities	\$0.00
Equity	
5000 Opening Bal Equity	525,336.10
5001 Restricted Net Position	98,533.00
5002 Invested in Capital Assets	52,183.00
5003 Retained Earnings	3,944,922.03
Net Revenue	848,447.02
Total for Equity	\$5,469,421.15
Total for Liabilities and Equity	\$5,469,421.15

County of Lewis IDA

Statement of Activity

May 1-31, 2026

	TOTAL
Revenue	
3022 Interest Income	
3020 IDA - Bank Accounts Interest	8,585.76
3091 IDA - Installment Sale Interest Income	
2nd Place Beer Property Interest	830.70
3032 Black River Valley Natural	40.62
3034 Snow Ridge Groomer 1	280.03
3036 Snow Ridge Groomer 2	469.03
Total for 3091 IDA - Installment Sale Interest Income	\$1,620.38
Total for 3022 Interest Income	\$10,206.14
3076 PILOT Payments passthrough	1,000,000.00
Total for Revenue	\$1,010,206.14
Gross Profit	\$1,010,206.14
Expenditures	
3075 Agency Exp	
Dir & Officers	
3080 Insurance	225.00
Total for Dir & Officers	\$225.00
Total for 3075 Agency Exp	\$225.00
Occupancy	
3300 Insurance	54.00
Total for Occupancy	\$54.00
Total for Expenditures	\$279.00
Net Operating Revenue	\$1,009,927.14
Net Revenue	\$1,009,927.14

County of Lewis IDA

Expenses by Vendor Summary

May 1-31, 2026

	TOTAL
Mount Vernon Fire Insurance Company	279.00
TOTAL	\$279.00

Account Overview ⓘ

Show Closed Accounts ☐

[Export to Excel](#)

Sub #	Sub	NYCLASS	FRI	Total
0001	General Fund	\$1,535,132.08	\$0.00	\$1,535,132.08
		\$1,535,132.08	\$0.00	\$1,535,132.08

Accounts



IDA Checking

x1214

\$149,742.57

Available

IDA Money Market

x1248

\$382,366.34

Available

IDA USDA Loan Fund

x1511

\$98,801.32

Available

Public Funds Mo 11

x9420

\$1,532,193.78

Available

Public Funds C 9

Redeemed

\$0.00

Balance

Public Funds CD

Redeemed

\$0.00

Balance

The mission of the County of Lewis IDA is to stabilize, strengthen and grow communities through strategic community partnerships, innovative incentive programs, responsible leverage of our financial resources, and thoughtful policy development to advance economic growth and ensure a brighter and more inclusive future for all.

Key Work: Community Partnerships | Policy Development | Proactive & Strategic Incentive Programs | Leveraging Financial Resources

Highlights for June 2026

Community Partnerships

- **Naturally Lewis Property and Site Committee:** Progress continues to be made in site selection for a proposed commerce park in LC. Other smaller sites are being discussed for further economic development.
- **Variable PILOT Payments:** Megan will review existing PILOT agreements that contain a VPP clause and follow-up with companies. Taxing Jurisdictions were pleasantly surprised to receive additional monies from Flat Rock Wind PILOT

Policy Development

- **Governance Committee:**
 - Working on UTEP revisions to encompass changing technologies and state regulations
 - Encouraging developers to fund HCA's to strengthen communities

Proactive & Strategic Incentive Programs

- **Incentive Projects for Review:**
 - Nothing To Report
- **Incentive Projects in the Pipeline:**
 - **West Leyden Elementary** – If the developer moves forward with purchase following water/septic study, he will discuss PILOT. The project is for a mixed use of residential- commercial space.

- **AES** – No PILOT application yet, still expected.
- **Hydrostor, Energy Dome, EPI** are energy projects in the pipeline pending state awards.

Leveraging Financial Resources

- **Village of Lowville DRI** – Property purchase is nearly complete. We are working with BCA to finalize drawings.
- **McRez Packaging International** – Finalizing equipment leaseback terms with MPI for the attorney to draft the agreement. Project is expected to bring 35 full-time jobs to Lyons Falls area
- **Revolving Loan Fund** - Megan is still working with USDA to migrate \$98k from IDA to LCDC

Organizational Updates:

- **Megan Rodgers** – New Administrative Specialist began on 6/29
- **IDA Audit** – Megan is working on finalizing the audit with Bowers and will review findings with the Finance Committee
- **Naturally Lewis** held its 5th annual Economic Development Conference on June 10th
- **Food Truck Fridays** kicked off on June 26th at Lewis County Fairgrounds for its 10th year

McRez Packing International (MPI) LLC
3823 Marmon Rd.
Lyons Falls, NY 13368

06/29/2026

Subject: **Equipment Lease to Buy Program**

Update on McRez Equipment Status

We have an update on the wastewater treatment equipment; we switched from surface discharge to ground discharge; NYSDEC has approved our ground discharge application and we currently have approved SPDES Permit from DEC. The previous fund requested for wastewater treatment equipment was \$250,000 which can be used for ground discharge equipment of \$150,000; the other \$100,000 can be used to purchase meat processing equipment. Therefore, based on our cash flow in hand, we may use the IDA fund of \$600,000 as follows;

Option #1:

- \$450,000 for meat processing equipment
- \$150,000 for wastewater treatment.

Option #2:

- All of the \$600,000 can be used for meat processing equipment

I attached the updated list of meat processing equipment as **Exhibit # A**; I also attached a list of ground discharge equipment as **Exhibit #B**.

Kind regards

Rezk Abdelrahman
Owner and founder of MPI
Rezk Abdelrahman

Exhibit # A

Meat Processing Equipment Quotation

UltraSource LLC
1414 W 29th St
Kansas City, MO 64108-3604
USA



Telephone 800-777-5624
Fax 816-753-4976
Giro
Tax registration number 431906745

Ship to:
McRez Packing International LLC
3823 Marmon Road
Lyons Falls, NY 13368
USA

Lewis County IDA

Quotation

Page 1 of 11
Number Q2026-F03722-2
Date 6/29/2026
Requisition
Your ref. 50 head per day
Our ref. 000047
Quotation deadline 7/8/2026
Payment 50% DOWN & BALANCE BEFORE SHIPPING

Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
100042	GATE, VERTICAL STUN PEN, OVERLAP	10/23/2026	1.00	EA	2,995.00	0.00	0.00%	2,995.00
100041	DOOR, KNOCKING PEN W/ WALK	10/23/2026	1.00	EA	4,500.00	0.00	0.00%	4,500.00
100562	Harrington Electric Chain Hoist SEQ SERIES Dual Speed W/ Plastic Chain Container - Single Phase - Suspension: Hook Mounted - Voltage: 115V-1ph-60Hz - Lift: 20' - Speed: 4.2-25 FPM	10/23/2026	1.00	EA	4,250.00	0.00	0.00%	4,250.00
100316-100	HEAD RESTRAINER W/CHIN LIFT	10/23/2026	1.00	EA	4,995.00	0.00	0.00%	4,995.00
509858	CASH MAGNUM .25 CONCUSSION SF 5654AS	10/23/2026	2.00	EA	2,400.00	0.00	0.00%	4,800.00
509915	.25 BLACK 4G CARTRIDGE 1000/BX 7754	10/23/2026	1.00	BX	375.99	0.00	0.00%	375.99

UltraSource LLC
1414 W 29th St
Kansas City, MO 64108-3604
USA



Telephone 800-777-5624
Fax 816-753-4976
Giro
Tax registration number 431906745

Ship to:
McRez Packing International LLC
3823 Marmon Road
Lyons Falls, NY 13368
USA

Lewis County IDA

Quotation

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Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
101836	CSDM BJ18S COMBINED SCALDING & DEHAIRING MACHINE •Up to approx. 15 pigs per hour •Scalding and dehairing time three to four minutes •Pigs up to 475lbs can be scalded and dehaired Specification: •Start/stop both sides. •Dehairing roll hot galvanized. •Outlet drain both sides. •Ejection arm either left or right. •Ejecting rake hot galvanized •Electric heating •Time control for dehairing time •Bristle separator containing bristles of approx. 40 pigs. •Movable, fixable in working position. Technical Data: •Motor: 2.2 KW •Heater: 15 KW	10/23/2026	1.00	EA	49,995.00	0.00	0.00%	49,995.00
1005007	V BELT DRIVE DRUM HOIST 15 HP	10/23/2026	1.00	EA	38,595.00	0.00	0.00%	38,595.00
000040	Lander for top loop shackles	10/23/2026	1.00	EA	8,995.00	0.00	0.00%	8,995.00
1005009	AUTOMATIC SHACKLE POSITIONER	10/23/2026	1.00	EA	14,295.00	0.00	0.00%	14,295.00
100746	BLOOD TRAP W/ ALUM FUNNEL	10/23/2026	1.00	EA	4,195.00	0.00	0.00%	4,195.00

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Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
000004	Second leg transfer -Lift and drop track -Zinc plated finish	10/23/2026	1.00	EA	9,550.00	0.00	0.00%	9,550.00
100346	UltraSource Elevating Transfer Platform For transferring from bleeding rail or hoist to dressing rail. Includes boarding ladder and air filter/regulator/lubricator. Features & Specifications: • Air/oil system – allows uniform movement of platform that prevents jerking, bounding and creeping • Pneumatic foot controls for up/down movement • Fiber grate floor deck • Stainless steel construction with painted cylinder • Requires 90 psi and 6 cfm. • Working Platform: 30" W X 42" L • Stroke Range: 54"- 102"	10/23/2026	1.00	EA	14,995.00	0.00	0.00%	14,995.00
017103	EFA 620 AIR DEHIDER	10/23/2026	2.00	EA	2,985.00	0.00	0.00%	5,970.00
017188	007005591 EFA 620 DEHIDER BLADE SET	10/23/2026	4.00	EA	260.13	0.00	0.00%	1,040.52
017205	007899558 MAINTENANCE SET F/ EFA 620	10/23/2026	2.00	EA	245.76	0.00	0.00%	491.52
017334	001367024 MAINTENANCE UNIT G 1/4	10/23/2026	2.00	EA	861.22	0.00	0.00%	1,722.44

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100075	CABINET, HEAD FLUSH, 30 IN - SS	10/23/2026	1.00	EA	3,550.00	0.00	0.00%	
100284	TABLE HEAD SPLITTING W/ TWO LOOPS	10/23/2026	1.00	EA	1,485.00	0.00	0.00%	1,485.00
100605-PC	ROLL-O-MATIC HIDE PULLER W/O HOIST. HOIST SOLD SEPARATELY	10/23/2026	1.00	EA	9,000.00	0.00	0.00%	9,000.00
100531	Harrington 2 Ton Electric Chain Hoist NER SERIES Dual Speed - Three Phase - Suspension: Hook Mounted - Voltage: 208-230 / 460-3-60 - Lift: 20' - Speed: 28 FPM	10/23/2026	1.00	EA	8,000.00	0.00	0.00%	8,000.00
017010	110888111 EFA MOD 63 BREAKING SAW 115V -9" blade configuration	10/23/2026	1.00	EA	3,805.00	0.00	0.00%	3,805.00
100343	EVISCERATING DROPPER/SPREADER	10/23/2026	1.00	EA	29,995.00	0.00	0.00%	
100275-200	PLATFORM, WORKING HEIGHT, 30 IN SS -Low work platform for evisceration	10/23/2026	1.00	EA	2,575.00	0.00	0.00%	2,575.00
100748-100	SS ELEVATING OFFAL TRUCK W/ PLUCK PAN	10/23/2026	2.00	EA	6,195.00	0.00	0.00%	12,390.00
017237-100	EFA MODEL 287E W/CONTROL BOX	10/23/2026	1.00	EA	12,235.00	0.00	0.00%	12,235.00
017034	001620053 EFA 287E BALANCER 45-60 KG	10/23/2026	1.00	EA	2,100.00	0.00	0.00%	2,100.00

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017238	001363702 EFA 287E 2904MM L BLADES, 10/BNDL	10/23/2026	1.00	BL	345.13	0.00	0.00%	345.13
100977	STERILIZER,SAW MOD A S.S. F/ELEC.	10/23/2026	1.00	EA	2,995.00	0.00	0.00%	2,995.00
101405	HEATER, IMMERSION 240/60/1-6KW	10/23/2026	1.00	EA	2,925.00	0.00	0.00%	2,925.00
100770	TRIM AND INSPECTION PLATFORM -two level platform -high and low stations -stainless steel construction	10/23/2026	1.00	EA	4,995.00	0.00	0.00%	4,995.00
101468	MS202 RAIL SCALE W/ 480 LEGEND INDICATOR F/ 1/2 IN RAIL	10/23/2026	1.00	EA	3,495.00	0.00	0.00%	3,495.00
010791	HEAVY DUTY BEEF TROLLEY ASSY. -heat treated - for hide pulling	10/23/2026	1,000.00	EA	57.50	0.00	0.00%	57,500.00
010766	7214 STANDARD TROLLEY, BLACK	10/23/2026	500.00	EA	30.00	0.00	0.00%	15,000.00
010745	3924 SS TROLLEY HOOK, 1/2 X 24	10/23/2026	500.00	EA	20.00	0.00	0.00%	10,000.00

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Item number	Description	Ship date	Quantity Unit	Sales price	Discount	Discount percent	Amount
000004	Meat Rail - Based on customer layout --~20' of 2-1/2" x 3" rail for bleeding line with 14" hot forged hangers, two top holes, includes carriage bolts. Mill finish --~1,060' 2-1/2"x2" round edge track with 12" hot forged hangers, two top holes, includes carriage bolts, Mill finished. ~24 standard gear switches	10/23/2026	1.00 EA	42,795.00	0.00	0.00%	42,795.00
100729	MOTORIZED CARCASS DROPPER, SS, RH ***for lowering carcass to table in cut room	10/23/2026	1.00 EA	7,500.00	0.00	0.00%	7,500.00
100764-30567	CUTTING TABLE, 30 X 72 X 34 Stainless steel, angle iron frame construction, threaded feet for adjustability. -30" wide x 72" long x 30-36" adjustability. -3/4" polytop surface --ship complete	10/23/2026	5.00 EA	2,250.00	0.00	0.00%	11,250.00
310075	TMM 400 HIGH SPEED BANDSAW 220 VOLT •Blade speed: 6,450 feet/min •Cutting throat height: 16.5" •Cutting throat width: 15.5" •Blade length: 129.5" •Electrical: 230V / 3 phase	10/23/2026	1.00 EA	27,995.00	0.00	0.00%	27,995.00

UltraSource LLC
1414 W 29th St
Kansas City, MO 64108-3604
USA



Telephone 800-777-5624
Fax 816-753-4976
Giro
Tax registration number 431906745

Ship to:
McRez Packing International LLC
3823 Marmon Road
Lyons Falls, NY 13368
USA

Lewis County IDA

Quotation

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Number Q2026-F03722-2
Date 6/29/2026
Requisition
Your ref. 50 head per day
Our ref. 000047
Quotation deadline 7/8/2026
Payment 50% DOWN & BALANCE BEFORE SHIPPING

Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
310010-100	3000 MIXER/GRINDER 230 VOLT 52 HEAD 12HP •Seamless, fully welded solid stainless steel construction •Automatic forward/reverse mixing action •Stainless steel feedscrew, mixing paddle, and grinding head •Handles meat temperature as low as 24°F •Stainless steel counterbalanced interlocking lid with viewing slots so spices or other ingredients can be added while mixing. Mixing action stops when safety lick on lid is released •Heavy duty locking casters •Hopper volume: 200 liters •Mixing capacity: 220lbs •Two independent helical gear motors for mixing and grinding •Mixing gear motor: 1.5hp •Grinding gear motor: 12hp •Cutting System: 52 head •880lbs Optional Features •Double or Triple cutting systems •Gemini connections •Open/extended hopper •Pneumatic foot pedal	10/23/2026	1.00	EA	37,495.00	0.00	0.00%	37,495.00

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Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
580009-100	F-LINE F-60 A, 25/90L, W/ LIFTMAX PREP •Touch Screen: TC266 – 8.4" color screen •Filling capacity: up to 6,400lbs/hour •Hopper capacity: 90 liters •4.20 kW -Liftmax prep -Price reflects new unit --used machines available.	10/23/2026	1.00	EA	68,495.00	0.00	0.00%	68,495.00
391008	CLIPPER, CDC800, SEMI- AUTOMATIC, 525MM •High flexibility, large caliber range, and simple operation •Built to last with stainless steel and hygiene friendly design •Pneumatically controlled and operated for east maintenance and low cost •Does not require any electricity, regardless of how CDC is configured •Quick change of up to 4 different clip types without requiring any modification •Can be connected to all commercially available stuffing machine	10/23/2026	1.00	EA	29,995.00	0.00	0.00%	29,995.00
427-CT822	CT822 CLIPS FOR CDC800 5120/BX 5 BX/CS	10/23/2026	3.00	BX	60.60	0.00	0.00%	181.80
145420	CASING HB 65MM WHITE W/ GB NFS 30 M/ST 20 ST/CS	10/23/2026	1.00	CS	332.60	0.00	0.00%	332.60

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Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
244912	PROTEGE PATTY FORMER **Includes 2 dies of customers choosing**	10/23/2026	1.00	EA	8,495.00	0.00	0.00%	8,495.00
244931-100	PROTEGE SS MOBILE TABLE, LARGE	10/23/2026	1.00	EA	995.00	0.00	0.00%	995.00
300565-RH	UKM Compact Smoking Chamber - Right hand hinge Designed for hand craft butcher shops desiring high quality and efficient thermal processing, but where floor space is at a premium. - Fully welded chamber - Aditec 2016 touch control - Automatic regulation of dry bulb/wet bulb and air flow. - Internal product temperature probe -Hi temp option for up to 160C roasting - Product showering - Smoke generator in door - Compact Design, Large Capabilities Optional Features -Cold smoking for cheese and fish (priced separately).	10/23/2026	1.00	EA	62,995.00	0.00	10.00%	56,695.50
300566	SS SMOKE STICKS, COMPACT - 800MM L -800mm long	10/23/2026	11.00	EA	10.00	0.00	100.00%	0.00

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Item number	Description	Ship date	Quantity Unit	Sales price	Discount	Discount percent	Amount
300567	SCREEN F/ UKM COMPACT TROLLEY - SS -Stainless steel construction -25mm x 25mm, 3mm 680mm x 800mm	10/23/2026	11.00 EA	250.00	0.00	100.00%	0.00
300080-200	SMOKING TROLLEY C150/11H Smoke Truck -Stainless steel construction - 11 Levels - 700mm x 840 x 1500mm	10/23/2026	1.00 EA	1,495.00	0.00	100.00%	0.00
903003-322	UV2100 12IN W/O GAS/7.5HP/230V/SSS/DIG	10/23/2026	1.00 EA	29,000.00	0.00	0.00%	29,000.00
000004	Bulldog rollstock machine	10/23/2026	1.00 EA	145,000.00	0.00	0.00%	
505500	SINK, WALL HUNG, DBL KNEE PDL 7 IN DEEP	10/23/2026	5.00 EA	1,136.74	0.00	0.00%	5,683.70
505556	KNIFE STERILIZER, DELUXE	10/23/2026	8.00 EA	210.09	0.00	0.00%	1,680.72
505513	HEATING ELEMENT W/O DIAL 1100W 5.5 IN	10/23/2026	10.00 EA	123.65	0.00	0.00%	1,236.50
FS-KillFloor	5 days on site for slaughter startup and support. -Customer responsible for the placement and utility connections on all Kill floor, processing, and packaging equipment.	10/23/2026	1.00 EA	10,000.00	0.00	0.00%	

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Item number	Description	Ship date	Quantity	Unit	Sales price	Discount	Discount percent	Amount
FS-Processing	3 stage install commissioning Phase 1: project completion and turn over to end user. -UltraSource will complete installation and verify functionality of equipment. Phase 2: 1 Week of on site training for Meat Lab Manager/Staff on processing and packaging equipment. Phase 3: 2 seats in the UltraSource Academy for Meat lab manager/staff	10/23/2026	1.00	EA	20,000.00	0.00	0.00%	
FS-Rollstock	3 days in plant, M-F, 8 am to 5 pm. Travel/work outside these days/times will result in additional charges.	10/23/2026	1.00	EA	10,000.00	0.00	0.00%	
ADJ-PROCEQUIP	Freight estimate -Factors in smokehouse freight from Europe, and dedicated trucks from ultrasource. -Will be billed actual costs.	10/23/2026	1.00	EA	25,000.00	0.00	0.00%	

Sales subtotal							
Currency	amount	Total discount	Charges	Net amount	Sales tax	Round-off	Total
USD	611,836.42	0.00	0.00	611,836.42	46,499.57	0.00	658,335.98

Exhibit # B

Wastewater Equipment Quotation

Note:

about \$50,000 of wastewater management
system piping not included in this quote; we still
shopping for this at this time



"Get the Pre-cast Advantage"

22850 County Route 51

Watertown, NY 13601

(315) 788 - 4171

FAX (315) 788-7958

www.jeffconcrete.com

June 23, 2026

To: McRez Packing Attn: Rezk Abelrahman

RE: Meat Packing Facility.

Jefferson Concrete Corp. quotes the following prices on materials included for the above referenced project: All quantities are estimated only.

<u>Quantity</u>	<u>Description</u>	<u>Price</u>	<u>Total</u>
10,000 Gallon Oil Water Separator			
1	Each Precast Concrete 10,000 Gallon Oil Water Separator Tank Base 25.33' x 13.33' 8" Thick w/ Riser 1.33' Tall Riser 24' x 12' ID 4'67' Tall 1 - Baffle Cover 25.33' x 13.33' OD 8" Thick Con Block CDA Crystalline Waterproofing Additive. 1- Kor -N -Seal Boots to accept up 4" PVC 1- Kor -N -Seal Boots to accept up 8" PVC 3 - Heavy Duty Tank Riser 24" Dia x 12" Tall 3 - 131211 3" Frame 3 - 131033 Gasketed Grease Cover Freight to site Escorts Engineering Note: The heaviest pick is 44,000 LBS. You need to provide crane to off load this product as well as set the product.	52960.00 Each	\$ 52,960.00
Exclusions: Coatings , 4 Separate Sections in the Tank Our Tank is a Two Compartment Tank			
5,000 Gallon Septic Tank (H2O Loading)			
2	Each 5,000 Gallon Septic Tank tht includes: 2 - Kor-N-Seal Boots for Pipes up to 6" 2 - Heavy Duty Tank Risers x 12" High 2 - EJ 120715 8" Frame 2 - EJ 120321 Cover	10996.00 Each	\$ 21,992.00
Note: Excludes Coatings. Max pick weight 21,000 lbs. Rated for 4' of Fill. Crystalline Waterproofing.			
2	Est. Loads of Freight to site	150.00 /Load	\$ 300.00

1,000 Gallon Septic Tank (H2O Loading)

2	Each	1,000 Gallon Septic Tank Includes: 2 - Kor-N-Seal Boots for Pipes up to 6" 2 - Heavy Duty Tank Risers x 12" High 2 - EJ 120715 8" Frame 2 - EJ 120321 Sanitary Cover	5238.00 Each	\$ 10,476.00
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Note: *SET BY CUSTOMER. Setting Charge for Heavy Duty 1000G Tank \$410.

**Note: Excludes Coatings. Crystalline Waterproofing.
Rated for 4' of Fill.**

1	Est.	Loads of Freight to site	150.00 /Load	\$ 150.00
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Distribution Box

4	Each	14 Hole Distribution Box	782.00 Each	\$ 3,128.00
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3,000 Gallon Septic Tank (H2O Loading)

1	Each	3,000 Gallon Septic Tank that includes: 2 - Kor-N-Seal Boots for Pipes up to 6" 2 - Heavy Duty Tank Risers x 12" High 2 - EJ 120715 8" Frame 2 - EJ 120321 Cover	9749.00 Each	\$ 9,749.00
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**Note: Excludes Coatings. Max pick weight 24,500 lbs. Rated for 4' of Fill.
Crystalline Waterproofing.**

Distribution Box

1	Each	14 Hole Distribution Box	782.00 Each	\$ 782.00
2	Est.	Loads of Freight to site	150.00 /Load	\$ 300.00

Total based on above listed estimated quantities: \$ 99,837.00

**Note: Exclusions: To anything that is not shown in above quote.
All above structures are set by contractor.**

Terms are net 30 days on approved accounts. **If the project is Tax Exempt, please provide certification to our office when ordering the project.** Quote is valid for 5 days. Jefferson Concrete Corp is not responsible for errors in take offs. Material quantities, accessories or appurtenances that have been omitted from above may require additional charges. Final pricing is subject to approval at time of order.

Sincerely,
Tim Campbell



22850 County Route 51
Watertown, NY 13601
(315) 788-4171
Fax (315) 788-7958
tcampbell@jeffconcrete.com

