

**Essex County IDA Special Board Meeting
April 19, 2016 at 1:00PM
7566 Court Street, Elizabethtown, NY**

Present: Darren Darrah (via conference call)
John Boyea (via conference call)
Jamie Rogers (via conference call)
Gerald Morrow (via conference call)
Joseph Kusalonis (via conference call)
James Bowen (via conference call)

Also Present: Jody Olcott
Carol Calabrese
Jen Briggs (via conference call)
Sam Sherman, Champlain Valley Milling (via conference call)

Absent: Matthew Courtright

Open of Special Board Meeting

Chairman Darren Darrah opened the meeting at 1:01PM. The purpose of the special meeting was to review the application for financial and straight lease back incentives for the Champlain Valley Milling project at the former Old Adirondack building in Willsboro and also discuss the business expansion proposal by [REDACTED] currently located in [REDACTED] and their interest in acquiring lands at the Moriah Business Park.

Champlain Valley Milling

Champlain Valley Milling is currently located in a 9,000 square foot facility in Westport. The business has purchased former Old Adirondack building in Willsboro and plans to relocate business to this 26,000 square foot facility. Relocation will allow business to quadruple capacity and add new lines of products. Projected project is \$4.0 million of which \$2.5-\$3.0 million is in equipment. The business has requested tax exempt small manufacturing issuance bonds up to \$5 million, sales tax exemption incentive and mortgage recording tax abatement. Summaries of these savings were distributed to the board.

Current assessment on Willsboro building is \$370,000. Projected new assessment after expansion is projected at \$650,000. Current employment: 6 FT, 1PT with annual payroll of \$345,389. Projected employment: Year 1 add 2 FT (QC position & Sanitation Coordinator) and Year 2 add 2 FT (Truck driver & Sales Coordinator). New jobs will include salary, benefits, health insurance and retirement.

PROJECT BUDGET

Land/Building	\$280,000
Site Work	\$435,560
Construction	\$1,265,050
Equipment	\$2,348,180
Architect/Engineers	\$107,000
Contingency	<u>\$443,579</u>
	\$4,879,369

ESTIMATED COST OF TRANSACTION

Squires, Sanders (bond counsel fee)	\$15,000
Briggs Norfolk (attorney review)	\$3,270 (0.67% of total project)
Essex County IDA	\$36,595.27 (0.75% of total project)

Motion #2016-30: Motion to approve up to five million dollars (\$5,000,000) tax exempt industrial development revenue bonds to finance the acquisition, construction, reconstruction, equipping and installation of buildings and building improvements and equipment, including fixtures, for Champlain Valley Milling, Inc., a New York corporation, and its successors and assigns. WHEREAS, Champlain Valley Milling, Inc., a New York corporation, and its successors and assigns (the “Company”), located in Willsboro, New York, has applied to the Essex County Industrial Development Agency (the “Agency”) to issue tax-exempt industrial development revenue bonds (“small issue” manufacturing exemption for private activity bonds) in an aggregate principal amount not to exceed \$5,000,000 (the “Bonds”) for the purpose of financing (i) the acquisition, construction, reconstruction, equipping and installation of buildings and building improvements and equipment, including fixtures, to manufacture grain into flour, all within the Town of Willsboro, New York 12996 (the “Facility”), and (ii) certain costs of issuing the Bonds (hereinafter collectively referred to as the “Project”) was made by James Bowen and seconded by Gerald Morrow. Project incentives will also include sales tax exemption estimated at \$354,000 and mortgage recording tax abatement estimated at \$50,000. All members were in favor.

Motion #2016-31: A motion to go into executive session at 1:24PM to discuss proposed contract for the Moriah Business Park properties was made by Jamie Rogers and seconded by Darren Darrah. All members were in favor.

Motion #2016-32: A motion to come out of executive session at 1:42PM was made by Jamie Rogers and seconded by James Bowen. All members were in favor.

Economic Development

Motion #2016-33: A motion to enter negotiations with **Whistlepig Whiskey** to purchase lots #3, #5, #6 and cul-de-sac area at the Moriah Business Park at the fair market value of \$5150/acre. This price per acre is the assessed value of property and is agreed to be the fair market value of

the property. This proposed disposal of this property is subject to the Essex County IDA Property Disposal policy, noting this transaction will provide the creation of substantial number of job opportunities and the creation of a substantial source of revenues and investment for the community was made by Jamie Rogers and seconded by Gerald Morrow. All members were in favor.

Chairman Darren Darrah left meeting at 1:43PM.

Adjourn

Motion #2016-34: A motion to adjourn the meeting at 2:01PM was made by Jamie Rogers and seconded by James Bowen. All members were in favor.