



**ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY**

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**Essex County IDA Board Meeting
April 30, 2019 at 9:00 AM
7566 Court Street, Elizabethtown, NY**

Present: John Boyea
Jamie Rogers
James Bowen
Gerald Morrow
James Monty

Also Present: Jody Olcott
Carol Calabrese

Absent: Darren Darrah
Matthew Courtright

Open of Meeting

Vice-Chairman James Bowen opened the meeting at 9:00AM.

Public Comment

No Comment

Approval of Minutes

1. March 27, 2019 Annual & Regular Meeting Minutes

Motion #2019-23: A motion to approve the March 27, 2019 annual & regular meeting minutes was made by James Monty and seconded by Gerald Morrow. All members were in favor.

Financial Services/Programs

1. Monthly Loan Report
 - a. Big Slide Brewery – IDA received an email from the company stating they are working with Champlain National Bank to restructure their existing \$2.66 million loan. At this time the IDA loan is behind 3 months (February, March and April) and the company noted they will be sending 2 loan payments this week. After Champlain National Bank restructure is finalized, company will approach the IDA to discuss restructure of existing \$488,876.98 IDA loan. IDA Board will need to call a special meeting to review request.
2. Loan Defaults Updates
 - a. Westport Golf & Hospitality (Westport) – No Update
 - b. Adirondack Meat Company (Ticonderoga) – IDA staff met with a special prosecutor for Clinton County who is reviewing all documents for the loan and straight lease back transactions. Ticonderoga Police Department will be interviewing former employees.
3. Straight Lease Back Transactions
 - a. Northwoods Inn (North Elba) – No Update
 - b. Saranac Lake Resort (North Elba) – Working on scheduling closing for May.

Business Park Development

1. Moriah Business Park

- a. Lot #4 Building (High Peaks Hospice) – No issues to report
- b. Lots #3, #5 & #6 (Whistlepig) – The IDA is working on APA permit amendment to store barrels between buildings on lot #3 and lot #5. At this time there is an enormous amount of empty barrels stored in parking lot which is causing traffic issues. Whistlepig hired 5 new employees last week and has begun hand bottling until the automated bottling line is installed. The IDA is working with AES Northeast to calculate storm water and disturbance for the amendment and will be asking APA to expedite review.
- c. Lot #7 – The IDA Board would like to further discuss future development at the Moriah Business Park and the need for additional property. At this time Whistlepig has constructed six of their seven permitted buildings. The IDA currently has lot #7 which is 15 acres but with only 4.35 acres are developable property and would like to pursue adjoining property. IDA needs to finalize some direction for the future of the park. Jody noted that the CV-TEC environmental science class is available to begin any project until June. At this time the IDA Board does not want to begin any projects until at least the amendment request for Whistlepig is completed. Future development of lot #7 will require additional engineering for stream crossing as well as permitting to cut trees due to bat habitats.

Motion #2019-24: A motion to postpone development of lot #7 at the Moriah Business Park was made by Gerald Morrow and seconded by John Boyea. All members were in favor.

Business Development Updates

1. Marketing

- a. Internet Based Marketing Monthly Report – No Update. Internet tracking is not working at this time. Sarah and Darren are working on website update.

2. Grant Administration

- a. ADK HUB Micro-Enterprise Grant Round 2 – Jen Briggs noted that the IDA must continue to monitor businesses over summer as individual contracts between IDA and businesses expire in November 2019.
- b. Adirondack Quad/County Decentralization Grant Program – The grant agreement was executed by the IDA. Grant recipient provided schedule of events for summer.

3. Other

- a. International Paper Workforce Development Committee – No Update. Hoping to reschedule meeting with superintendents before June.
- b. Center for Businesses in Transition (CBIT) – Partnerships include surrounding counties and ANCA and focus of developing transition plans for retiring business owners and entrepreneurs. An evaluating business performance and potential sale price workshop was held.
- c. National Small Business Week – Partnering with TACC and National Grid
 - Learn about ECIDA business services on May 7, 2019 at the Ticonderoga Chamber of Commerce from 1:00 PM to 3:00 PM.
 - Business Energy Efficiency Workshop – May 10, 2019

Financials

1. March Financial Statements – No Comments

New Business

1. 2018 Employee Reviews – Chairman Darren Darrah conducting and will update the Board at May meeting.
2. April Abstract for Payment

Motion #2019-25: A motion to approve the April Abstract for Payment was made by Gerald Morrow and seconded by James Monty. All members were in favor.

3. Next Meeting – May 29, 2019 at 9:00AM.

Adjourn Meeting

Motion #2019-26: A motion to adjourn the meeting at 10:30AM was made by Gerald Morrow and seconded by James Monty. All members were in favor.