



ESSEX COUNTY IN THE PARK  
INDUSTRIAL DEVELOPMENT AGENCY

7566 Court Street . P.O. Box 217 . Elizabethtown, NY 12932  
(518) 873-9114 . Fax (518) 873-2011 . E-mail: [info@essexcountyida.com](mailto:info@essexcountyida.com)  
Web Site: [www.essexcountyida.com](http://www.essexcountyida.com)

**Essex County IDA Board Meeting  
November 10, 2020 at 9:00 AM  
Paradox Brewery, North Hudson**

**Present:** Darren Darrah (via conference call)  
John Boyea  
Roy Holzer  
Matthew Courtright

**Also Present:** Jody Olcott  
Carol Calabrese

**Absent:** Jamie Rogers  
James Bowen  
James Monty

**Open of Meeting**

Chairman Darren Darrah opened the meeting at 9:43AM.

**Approval of Minutes**

1. August 25, 2020 Meeting Minutes
2. September 2, 2020 Special Meeting Minutes
3. September 29, 2020 Meeting Minutes

**Motion #2020-98:** A motion to approve the August 25, 2020 meeting minutes, September 2, 2020 special meeting minutes and September 29, 2020 meeting minutes was made by John Boyea and seconded by Matthew Courtright. All members were in favor.

**Financial Services/Program**

1. Monthly Loan Report – A November 9, 2020 report was distributed to the board noting Salt of the Earth previous loan is paid in full, leaving the remaining COVID-19 loan. Ti Paint & Decorating Center paid their COVID-19 loan in full as business owners have decided to retire and business is closing. Bodette's Barbecue also paid the remaining balance of their USDA loan.
2. Straight Lease Back Transactions:
  - a. Saranac Lake Resort (Saranac Lake) – Soft opening to be held next week.
  - b. Dual Development (North Elba) – No Update
3. COVID-19 Emergency Grant Update – Adirondack Foundation presentation held and IDA reported on usage of money.
4. COVID-19 Emergency Loan Update – Last remaining loan to Denton's Bear Necessities closed in October. There are now 9 active loans.

**Business Park Development**

1. Moriah Business Park
  - a. Lot #4 Building (High Peaks Hospice) – Parking lot topcoat and striping completed
  - b. Lots #3, #5, #6 & #8 (Whistlepig) – Jody met with Whistlepig last week to discuss future expansion and their needs. The IDA, Whistlepig and AES Northeast to meet on-site this

week to review new property expansion opportunities, existing stormwater management and infrastructure needs.

- c. New Property Expansion – APA completed wetland mapping and AES overlaid on survey/topo. Unfortunately from the mapping it appears that the property to the west is undevelopable, leaving approximately 16 of the 38 acres to the east for development.

#### **Business Development Updates**

1. Marketing/Internet Based Marketing Monthly Report – Newsletter sent weekly
2. Grant Administration
  - a. TI Microenterprise Grant Program (DEC Smart Growth) – Businesses have been requisitioning funds. 2 businesses have completed requisition process. 1 business has been struggling to secure space within required area. Businesses have until end of month to draw down funds or request additional extension.
  - b. USDA Rural Development Grant – IDA is continuing to market through weekly newsletters, regional partners, banks, etc.

#### **Financials**

1. September Financial Statements – No Comments

#### **New Business**

1. November Abstract for Payment

**Motion #2020-99:** A motion to approve the November Abstract for Payment was made by Roy Holzer and seconded by John Boyea. All members were in favor.

2. Next Meeting – No meeting scheduled.

#### **Adjourn Meeting**

**Motion #2020-100:** A motion to adjourn meeting at 10:34AM was made by Matthew Courtright and seconded by John Boyea. All members were in favor.