



ESSEX COUNTY IN THE PARK  
INDUSTRIAL DEVELOPMENT AGENCY

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**Essex County IDA Board Meeting  
November 30, 2014 at 9:00AM  
7566 Court Street, Elizabethtown, New York**

**Present:** Darren Darrah  
Charles Bryant  
Jamie Rogers (via conference call)  
Joseph Kusalonis  
Matthew Courtright

**Also Present:** Jody Olcott  
Carol Calabrese

**Absent:** James Bowen  
Gerald Morrow

**Open of Meeting**

Chairman Darren Darrah opened the meeting at 9:00AM.

**Public Comment**

No Comment

**Approval of Minutes**

1. October 30, 2014 meeting minutes

**Motion #2014-79:** A motion to approve the October 30, 2014 meeting minutes was made by Joseph Kusalonis and seconded by Matthew Courtright. All members were in favor.

**Financial Services/Programs**

1. Straight Lease Back Transactions
  - a. Northwoods Inn (North Elba) – Closed Project October 31, 2014. Business anticipates renovation period during February 2015.
2. Monthly Loan Report
  - a. S & W Ticonderoga (Best Western) – Loan Modification Agreement will be picked up today by Carol and business will begin same payment under Agreement beginning in December.
  - b. Adirondack Specialty Foods (Chesterfield) – Jen Briggs filed confession of judgment previously signed by business at Essex County Clerk's Office. The IDA is continuing to receive payments from business which will be applied to outstanding principal balance.
  - c. Adirondack Meat Company – North Country Alliance (NCA), another funding agency involved with project has also approved loan modification similar to the IDA with interest only payments. The IDA will continue to work with businesses on planning and business operations.
  - d. Westport Golf & Restaurant – The business sale did not go through as scheduled on October 31, 2014 and the court must review as deposit was placed and damages could be assessed. John Hall, business operator indicated the business will continue to make monthly payments.

**Business Park Development**

1. Moriah Business Park

- a. Lot #4 Building Status – Interior wall construction is progressing. High Peaks Carpentry has subcontracted for spray foam which hopefully will be installed in upcoming weeks. All exterior work including: outside lighting, sewer, ditching and culverts will be completed in the next couple weeks by Adirondak Concrete. This will leave parking lot and road paving, underground propane tank installation, landscaping, sidewalks and curbing for outside spring work.

### **Business Development Updates**

1. Marketing
  - a. National Grid Grant Marketing Program – IDA has been working with the Lake Placid Visitor’s Bureau staff on the advertisement for “Doing Business in the US” brochure.
  - b. Internet based marketing monthly update – distributed to the board. No comments.
  - c. NC Chamber Red Carpet Seminar – IDA will be participating in any upcoming meetings at a price of \$150/meeting. The meetings are held with Canadian businesses interested in doing business in the NYS/US.
2. Grant Administration
  - a. NCCC Facility Feasibility Study – NCCC has secured a consultant and architect for the study. The architect is WMBE certified. NCCC is still looking for financial advisor to assist with study committee. NCCC is hoping to complete study by March 31, 2015.
  - b. Adirondack Park Upper Hudson Recreation Hub Grant –The award announcement was made last week for the grant awarded to Essex County on behalf of the Towns of Minerva, Newcomb, North Hudson, Long Lake and Indian Lake. The IDA applied for \$200,000 and was awarded \$100,000 for the microenterprise Program.
  - c. REDC CFA Community Renewal Fund II – The announcement for consolidated funding applications will be December 10, 2014 in Albany. The IDA is anticipating announcement of microenterprise program which was remaining 2013 monies after CFA 2014 are announced.
  - d. Town of Crown Point Water Project – IDA attended and spoke at the second public hearing held on November 19<sup>th</sup>. 36% of surveys have been returned. The IDA will be completing a second mailing to all remaining residents and businesses next week. Crown Point is paying for postage and return stamped envelopes.
  - e. Adirondack Strategic Plan – An executive summary was published yesterday. December conference will highlight implementation of plan at the annual Association for Towns and Villages meeting. The IDA will be adding it to our website.

### **Financials**

1. October Financial Reports – No Comments

### **New Business**

1. 2015 Budget Request – As is the IDA budget is tentatively approved as requested and the same as previous year. County holding public hearings and will be adopting budget soon.
2. November Abstract for Payment

**Motion #2014-80:** A motion to approve the November Abstract for Payment was made by Joseph Kusalonis and seconded by Charles Bryant. All members were in favor.

3. Next Meeting Date – December 18, 2014 at 9:00AM

### **Adjourn**

**Motion #2014-81:** A motion to adjourn the meeting at 10:05 AM was made by Darren Darrah and seconded by Matthew Courtright. All members were in favor.