

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.essexcountyyda.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.essexcountyyda.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.essexcountyyda.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
6. Are any Authority staff also employed by another government agency?	No	N/A
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.essexcountyyda.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL, and provide the URL?		http://www.essexcountyyda.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=77&Itemid=169
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	http://www.essexcountyida.com/newsite/index.php?option=com_content&view=article&id=100&Itemid=171

	Response	URL
874 (4) of GMT?		tent&view=article&id=100&Itemid=171

Board of Directors Listing

Name	Courtright, Matthew	Name	Rogers, Jamie
Chair of the Board	No	Chair of the Board	No
If Yes, Chairman Designated by.		If Yes, Chairman Designated by.	
Term Start Date	07/09/2013	Term Start Date	09/15/2009
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Darrah, Darren	Name	Boyea, John
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	02/28/2006	Term Start Date	03/23/2016
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Joseph, Kusalonis W	Name	Bowen, James
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/26/2011	Term Start Date	12/16/2008
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Gerald, Morrow H
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	03/17/2011
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Annual Report for Essex County Industrial Development Agency
Fiscal Year Ending: 12/31/2017

Run Date: 03/23/2018
Status: CERTIFIED

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Calabrese, Carol	Co-Executive Director & CEO	Executive				FT	Yes	62,200.63	62,200.63	0	0	0	0	62,200.63	No	
LaFontaine, Sarah	Administrative Assistant	Administrative and Clerical				FT	No	30,961.56	30,961.56	0	0	0	0	30,961.56	No	
Olcott, Jocelyn	Co-Executive Director & CFO	Executive				FT	Yes	62,200.63	62,200.63	0	0	0	0	62,200.63	No	

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Gerald, Morrow H	Board of Directors												X	
Joseph, Kusalonis	Board of Directors												X	
Courtright, Matthew	Board of Directors												X	
Rogers, Jamie	Board of Directors												X	
Bowen, James	Board of Directors												X	
Darrah, Darren	Board of Directors												X	
Boyes, John	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<u>Current Assets</u>	
Cash and cash equivalents	\$1,174,017
Investments	\$0
Receivables, net	\$55,879
Other assets	\$415,397
Total Current Assets	\$1,645,293
<u>Noncurrent Assets</u>	
Restricted cash and investments	\$0
Long-term receivables, net	\$476,746
Other assets	\$94,466
Capital Assets	
Land and other nondepreciable property	\$3,722,607
Buildings and equipment	\$1,779,677
Infrastructure	\$1,370,650
Accumulated depreciation	\$974,606
Net Capital Assets	\$5,898,328
Total Noncurrent Assets	\$6,469,540
Total Assets	\$8,114,833

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts payable	\$113
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$113
<u>Noncurrent Liabilities</u>	
Pension contribution payable	\$105,009
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$105,009
Total Liabilities	\$105,122
<u>Net Asset (Deficit)</u>	
<u>Net Asset</u>	
Invested in capital assets, net of related debt	\$5,898,328
Restricted	\$892,201
Unrestricted	\$1,219,182
Total Net Assets	\$8,009,711

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$0
Rental & financing income	\$265,002
Other operating revenues	\$100
Total Operating Revenue	\$265,102
<u>Operating Expenses</u>	
Salaries and wages	\$168,187
Other employee benefits	\$58,879
Professional services contracts	\$15,667
Supplies and materials	\$6,159
Depreciation & amortization	\$88,602
Other operating expenses	\$191,429
Total Operating Expenses	\$528,923
Operating Income (Loss)	(\$263,821)
<u>Nonoperating Revenues</u>	
Investment earnings	\$0
State subsidies/grants	\$287,849
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$218,940
Public authority subsidies	\$0
Other nonoperating revenues	\$37,736
Total Nonoperating Revenue	\$544,525

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Nonoperating Expenses</u>	
Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$331,228
Other nonoperating expenses	\$10,837
Total Nonoperating Expenses	\$342,065
Income (Loss) Before Contributions	(\$61,361)
Capital Contributions	\$0
Change in net assets	(\$61,361)
Net assets (deficit) beginning of year	\$8,071,072
Other net assets changes	\$0
Net assets (deficit) at end of year	\$8,009,711

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances List by Type of Debt and Program

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Industrial Paper 2017	Refunding New Total		04/21/2017		Competitive	2.7	Variable	30	15,000.00		
	2,900,000.00 0.00 2,900,000.00										

Program:

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Authority Debt - General Obligation					
Authority Debt - General Obligation					
Authority Debt - Other					
Authority Debt - Other					
Authority Debt - Revenue					
Authority Debt - Revenue					
Conduit					
Conduit Debt	0.00	3,708,149.22	2,900,000.00	2,900,000.00	3,708,149.22
Conduit Debt - Pilot Increment Financing					
Other State-Funded					
Other State-Funded					

Real Property Acquisition/Disposal List

1. Address Line1: 39 Tom Phelps Lane

Address Line2:

City: MINEVILLE

State: NY

Postal Code: 12956

Plus4:

Province/Region:

Country: USA

Property Description: Vacant Lot/Undeveloped Land

Estimated Fair Market Value: \$26,917.5

How was the Fair Market Value Appraisal

Determined?

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 04/06/2017

Purchase Sale Price: \$26,917.50

Lease Data (if applicable)

Market Rate(\$/square foot): 0

Lease Rate(\$/square foot): 0

Lease Period (months): 9999

Seller/Purchaser/Tenant Data:

Organization: Moriah Ventures LLC.

Last Name:

First Name:

Address Line1: 2139 Quiet Valley Road

Address Line2:

City: SHOREHAM

State: VT

Postal Code: 05770

Plus4:

Province/Region:

Country: USA

Relation With Board

member/senior authority

management? No

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.essexcountyida.com/newsite/index.php?op=io_n=com_content&view=article&id=100&Itemid=171
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.essexcountyida.com/newsite/index.php?op=io_n=com_content&view=article&id=100&Itemid=171
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

General Project Information

Project Code: 15010613
Project Type: Straight Lease
Project Name: Adirondack Meat Company

Project part of another phase: No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,000,000.00
Benefited Project Amount: \$1,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 05/15/2012
IDA Took Title: Yes
to Property:

Date IDA Took Title: 06/27/2013
or Leasehold Interest:
Year Financial Assistance is: 2023
planned to End:

Notes: Straight lease back transaction with PILOT, sales tax exemption & mortgage recording tax abatement

Location of Project

Address Line1: 30 Commerce Drive
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Applicant Information

Applicant Name: Adirondack Meat Company
Address Line1: 30 Commerce Drive
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 18
Average estimated annual salary of jobs to be created: 30,000
Annualized salary Range of Jobs to be Created: 30,000 To: 45,000
Estimated average annual salary of jobs to be retained: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained: 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010517
Project Type: Straight Lease
Project Name: Champlain Valley Milling

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$4,245,000.00
Benefited Project Amount: \$4,245,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 04/16/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 05/16/2017
or Leasehold Interest:
Year Financial Assistance is 2028
planned to End:
Notes:

Location of Project

Address Line1: Myers Waty
Address Line2:
City: MILLSBORO
State: NY
Zip - Plus4: 12996
Province/Region:
Country: USA

Applicant Information

Applicant Name: Champlain Valley Milling
Address Line1: 6679 Main Street
Address Line2: PO Box 454
City: WESTPORT
State: NY
Zip - Plus4: 12993
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$82,906.38
Local Sales Tax Exemption: \$82,906.38
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$53,062.5
Total Exemptions: \$218,875.26
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$218,875.26

Project Employment Information

of FTEs before IDA Status: 8
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created: (at Current market rates): 46,375
Annualized Range of Jobs to be Created: 28,000 To: 46,375
Original Estimate of Jobs to be Retained: 8
Estimated average annual salary of jobs to be retained: (at Current Market rates): 46,375
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010112
 Project Type: Straight Lease
 Project Name: Champlain Valley Senior Center
 Project part of another No
 Phase or multi phase:
 Original Project Code:
 Project Purpose Category: Continuing Care Retirement Communities
 Total Project Amount: \$7,390,767.00
 Benefited Project Amount: \$7,390,767.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 12/15/2010
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 01/11/2012
 or Leasehold Interest:
 Year Financial Assistance is 2015
 Planned to End:
 Notes:

Location of Project

Address Line1: 10 Gilliland Lane
 Address Line2:
 City: WILLSBORO
 State: NY
 Zip - Plus4: 12996
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: Champlain Valley Senior Center
 Address Line1: 10 Gilliland Lane
 Address Line2:
 City: WILLSBORO
 State: NY
 Zip - Plus4: 12996
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$4,865.8
 Local Property Tax Exemption: \$5,686.12
 School Property Tax Exemption: \$20,469.41
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$31,021.33
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$4,865.8	\$4,865.8
Local PILOT: \$10,715.25	\$10,715.25
School District PILOT: \$20,469.41	\$20,469.41
Total PILOTS: \$36,050.46	\$36,050.46

Net Exemptions: -\$5,029.13

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 28
 Average estimated annual salary of jobs to be created (at Current market rates): 33,000
 Annualized salary Range of Jobs to be Created: 30,000 To: 50,000
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained (at Current Market rates): 35,000
 Current # of FTEs: 63
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 63

Project Status

Current Year Is Last Year for reporting:
 There is no debt outstanding for this project:
 IDA does not hold title to the property:
 The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010714
Project Type: Straight Lease
Project Name: High Peaks Distributing

Project part of another No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$2,000,000.00
Benefited Project Amount: \$2,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/23/2014
IDA Took Title Yes
to Property: 07/11/2014
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is planned to End: 2024

Notes: Straight Lease Back transaction with sales tax exemption and PILOT Agreement

Location of Project

Address Line1: 1016 State Route 3
Address Line2:
City: SARANAC LAKE
State: NY
Zip - Plus4: 12983
Province/Region:
Country: USA

Applicant Information

Applicant Name: High Peaks Distributing
Address Line1: 1016 State Route 3
Address Line2:
City: SARANAC LAKE
State: NY
Zip - Plus4: 12983
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,151.66
Local Property Tax Exemption: \$1,431.8
School Property Tax Exemption: \$2,599.17
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$5,182.63
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,151.66	\$1,151.66
Local PILOT: \$1,894.33	\$1,894.33
School District PILOT: \$3,898.76	\$3,898.76
Total PILOTS: \$6,944.75	\$6,944.75

Net Exemptions: -\$1,762.12

Project Employment Information

of FTEs before IDA Status: 16
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created (at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
Original Estimate of Jobs to be Retained: 16
Estimated average annual salary of jobs to be retained (at Current Market rates): 40,000
Current # of FTEs: 24
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 1997 Project (2)
Project Type: Bonds/Notes Issuance
Project Name: International Paper 1997

Project part of another No

Phase or multi phase:
Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$2,650,000.00
Benefited Project Amount: \$2,650,000.00
Bond/Note Amount: \$2,650,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No

Date Project Approved: 09/01/1996

IDA Took Title Yes

Date IDA Took Title: 07/01/1997
to Property:

or Leasehold Interest:
Year Financial Assistance is: 2027

planned to End:

Notes: environmental pollution control

Location of Project

Address Line1: 568 Shore Airport Road
Address Line2:

City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:
Country: USA

Applicant Information

Applicant Name: International Paper Company
Address Line1: 568 Shore Airport Road

Address Line2:

City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 710
Original Estimate of jobs to be created: 0
Average estimated annual salary of jobs to be created: (at Current market rates): 0
Annualized salary Range of jobs to be Created: 30,000 To: 50,000
Original Estimate of jobs to be Retained: 710
Estimated average annual salary of jobs to be retained: (at Current Market rates): 40,000
Current # of FTEs: 627
of FTE Construction Jobs during fiscal Year: 0
Net Employment Change: (83)

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

General Project Information

Project Code: 1997 project (3)
Project Type: Bonds/Notes Issuance
Project Name: International Paper 1997

Project part of another No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,180,000.00
Benefited Project Amount: \$2,180,000.00
Bond/Note Amount: \$2,180,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt

Not For Profit: No
Date Project Approved: 09/01/1996

IDA Took Title Yes
to Property:
Date IDA Took Title: 07/01/1997

or Leasehold Interest:
Year Financial Assistance is: 2027
planned to End:

Notes: environmental pollution control

Location of Project

Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Applicant Information

Applicant Name: International Paper Company
Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of jobs to be created: 0
Average estimated annual salary of jobs to be created: 0
Annualized salary Range of jobs to be Created: 30,000 To: 40,000
Original Estimate of jobs to be Retained: 0
Estimated average annual salary of jobs to be retained: (at Current Market rates): 40,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

General Project Information

Project Code: 1997 project (4)
Project Type: Bonds/Notes Issuance
Project Name: International Paper 1997

Project part of another Yes

Phase or multi phase:
Original Project Code: 1997 project (2)

Project Purpose Category: Other Categories

Total Project Amount: \$3,100,000.00

Benefited Project Amount: \$3,100,000.00

Bond/Note Amount: \$3,100,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt

Not For Profit: No

Date Project Approved: 09/01/1996

IDA Took Title Yes

Date IDA Took Title: 07/01/1997

or Leasehold Interest:

Year Financial Assistance is planned to End: 2027

Notes: environmental pollution control

Location of Project

Address Line1: 568 Shore Airport Road

Address Line2:

City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:

Country: USA

Applicant Information

Applicant Name: International Paper Company

Address Line1: 568 Shore Airport Road

Address Line2:

City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-D: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created (at Current market rates): 0

Annualized salary Range of Jobs to be Created: 30,000 To: 40,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained (at Current Market rates): 40,000

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes

There is no debt outstanding for this project: Yes

IDA does not hold title to the property: Yes

The project receives no tax exemptions: Yes

IDA Projects

General Project Information

Project Code: 150107B
Project Type: Bonds/Notes Issuance
Project Name: International Paper 2007

Project part of another Yes

Phase or multi phase:

Original Project Code: 1997 Project (2)

Project Purpose Category: Other Categories

Total Project Amount: \$2,900,000.00

Benefited Project Amount: \$2,900,000.00

Bond/Note Amount: \$2,900,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: No

Date Project Approved: 09/01/2006

IDA Took Title Yes

to Property:

Date IDA Took Title: 03/01/2007

or Leasehold Interest:

Year Financial Assistance is planned to End: 2037

Notes: environmental pollution control

Location of Project

Address Line1: 568 Shore Airport Road

Address Line2: City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:

Country: USA

Applicant Information

Applicant Name: International Paper Company

Address Line1: 568 Shore Airport Road

Address Line2: City: TICONDEROGA

State: NY

Zip - Plus4: 12883

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

8.

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created: 0

Annualized salary Range of Jobs to be Created: 30,000 To: 40,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained: 40,000

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes

There is no debt outstanding for this project: Yes

IDA does not hold title to the property: Yes

The project receives no tax exemptions: Yes

IDA Projects

General Project Information

Project Code: 150108A
Project Type: Bonds/Notes Issuance
Project Name: International Paper 2008

Project part of another No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$3,800,000.00
Benefited Project Amount: \$3,800,000.00
Bond/Note Amount: \$3,800,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt

Not For Profit: No
Date Project Approved: 01/15/2008
IDA Took Title Yes

Date IDA Took Title to Property: 01/15/2008
or Leasehold Interest:
Year Financial Assistance is 2038

Planned to End:
Notes: New bond issuance

Location of Project

Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Applicant Information

Applicant Name: International Paper Company
Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created: (at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained: (at Current Market rates): 35,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 150115A
 Project Type: Bonds/Notes Issuance
 Project Name: International Paper 2015
 Project part of another No
 Phase or multi phase:
 Original Project Code:
 Project Purpose Category: Manufacturing
 Total Project Amount: \$15,000,000.00
 Benefited Project Amount: \$15,000,000.00
 Bond/Note Amount: \$15,000,000.00
 Annual Lease Payment:
 Federal Tax Status of Bonds: Tax Exempt
 Not For Profit: No
 Date Project Approved: 08/27/2015
 IDA Took Title No
 to Property:
 Date IDA Took Title
 or Leasehold Interest:
 Year Financial Assistance Is: 2045
 planned to End:
 Notes:

Location of Project

Address Line1: 568 Shore Airport Road
 Address Line2:
 City: TICONDEROGA
 State: NY
 Zip - Plus4: 12883
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: International Paper Company
 Address Line1: 568 Shore Airport Road
 Address Line2:
 City: TICONDEROGA
 State: NY
 Zip - Plus4: 12883
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$0.00
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0
Net Exemptions: \$0	

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of jobs to be created: 0
 Average estimated annual salary of jobs to be created (at Current market rates): 0
 Annualized salary Range of jobs to be Created: 0 To: 0
 Original Estimate of jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0
 Current # of FTEs: 0
 # of FTE Construction jobs during fiscal year: 0
 Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:
 There is no debt outstanding for this project:
 IDA does not hold title to the property:
 The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010417
Project Type: Bonds/Notes Issuance
Project Name: International Paper 2017

Project part of another phase: No
Phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$2,900,000.00
Benefited Project Amount: \$2,900,000.00
Bond/Note Amount: \$2,900,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No

Date Project Approved: 03/23/2017
IDA Took Title No

Date IDA Took Title
to Property:
or Leasehold Interest:
Year Financial Assistance is planned to End: 2037 *
Notes: Refinance of previous 2007 tax-exempt bond

Location of Project

Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region: USA
Country: USA

Applicant Information

Applicant Name: International Paper Company
Address Line1: 568 Shore Airport Road
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0
Net Exemptions: \$0	

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of jobs to be created: 0
Average estimated annual salary of jobs to be created: (at Current market rates): 0
Annualized salary Range of jobs to be Created: 0
Original Estimate of jobs to be Retained: 0
Estimated average annual salary of jobs to be retained: (at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010605B
Project Type: Bonds/Notes Issuance
Project Name: North Country Community College

Project Part of another No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$9,495,000.00
Benefited Project Amount: \$9,495,000.00
Bond/Note Amount: \$6,380,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes

Date Project Approved: 06/22/2004
IDA Took Title Yes

to Property:
Date IDA Took Title: 05/01/2005
or Leasehold Interest:

Year Financial Assistance is 2035
planned to end:

Notes: Construction of new community college facility

Location of Project

Address Line1: 11 Hawkeye Trail
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Applicant Information

Applicant Name: North Country Community College
Address Line1: 11 Hawkeye Trail
Address Line2:
City: TICONDEROGA
State: NY
Zip - Plus4: 12883
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

12.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,522.55
Local Property Tax Exemption: \$17,151.41
School Property Tax Exemption: \$24,263.83
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$48,937.79
Total Exemptions Net of RPTL Section 485-B: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$2,253.91	\$2,253.91
School District PILOT: \$0	\$0
Total PILOTS: \$2,253.91	\$2,253.91
Net Exemptions: \$46,683.88	

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created (at Current market rates): 39,000 To: 40,000
Annualized salary Range of Jobs to be Created: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained (at Current Market rates): 39,000
Current # of FTEs: 12
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 12

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

General Project Information

Project Code: 15010501B
Project Type: Bonds/Notes Issuance
Project Name: Saramac Lake at Will Rogers

Project part of another No

Phase or multi phase:

Original Project Code:

Project Purpose Category: Services

Total Project Amount: \$5,000,000.00

Benefited Project Amount: \$9,000,000.00

Bond/Note Amount: \$5,000,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Taxable

Not For Profit: No

Date Project Approved: 08/18/1998

IDA Took Title Yes

Date IDA Took Title: 09/01/1998

or Leasehold Interest:

Year Financial Assistance is planned to End: 2028

Notes: Senior living facility

Location of Project

Address Line1: 78 Will Rogers Drive

Address Line2:

City: SARANAC LAKE

State: NY

Zip - Plus4: 12983

Province/Region:

Country: USA

Applicant Information

Applicant Name: Alpine Adirondack

Address Line1: 78 Will Rogers Drive

Address Line2:

City: SARANAC LAKE

State: NY

Zip - Plus4: 12983

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

13.

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 17

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created (at Current market rates): 22,342.91

Annualized salary Range of Jobs to be Created: 15,000 To: 30,000

Original Estimate of Jobs to be Retained: 17

Estimated average annual salary of jobs to be retained (at Current Market rates): 22,342.91

Current # of FTEs: 27

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 10

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions: Yes

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$304,017.01	\$45,249.12	\$258,767.89	11

Additional Comments:

International Paper previous bonds that have retired were noted.
International Paper 2007 \$2.9 million bond was refinanced in 2017.
Adirondack Meat Company straight lease back was reported although business has closed and IDA terminated lease in beginning of 2018.