



PARIS  
Public Authorities Reporting Information System

Annual Report for Essex County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 04/29/2020  
Status: CERTIFIED  
Certified Date: 04/29/2020

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	<a href="http://www.essexcounty/da.com/newsite/files/IDA_CRC_EZ_Annual_Report_2019.pdf">http://www.essexcounty/da.com/newsite/files/IDA_CRC_EZ_Annual_Report_2019.pdf</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://www.essexcounty/da.com/newsite/files/Internal_Control_Report_2019.pdf">http://www.essexcounty/da.com/newsite/files/Internal_Control_Report_2019.pdf</a>
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	<a href="http://www.essexcounty/da.com/newsite/files/IDA_Organizational_Chart_3_25_2020.pdf">http://www.essexcounty/da.com/newsite/files/IDA_Organizational_Chart_3_25_2020.pdf</a>
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 statements to their website?	Yes	<a href="http://www.essexcounty/da.com/newsite/">http://www.essexcounty/da.com/newsite/</a>
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?	Yes	<a href="http://www.essexcounty/da.com/newsite/files/IDA_Mission_Statement_Measurement_Reporting_2019_3_25_2020.pdf">http://www.essexcounty/da.com/newsite/files/IDA_Mission_Statement_Measurement_Reporting_2019_3_25_2020.pdf</a>

Governance Information (Board-Related)

Question	Response	URL (if Applicable)
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 a 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):		<a href="http://www.essexcountyida.com/newsite/files/IDA_Committee_List_3_25_2020.pdf">http://www.essexcountyida.com/newsite/files/IDA_Committee_List_3_25_2020.pdf</a>
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.		<a href="http://www.essexcountyida.com/newsite/index.php?option=com_content&amp;view=article&amp;id=77&amp;Itemid=169">http://www.essexcountyida.com/newsite/index.php?option=com_content&amp;view=article&amp;id=77&amp;Itemid=169</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.essexcountyida.com/newsite/files/IDA_By-Laws_3_25_2020.pdf">http://www.essexcountyida.com/newsite/files/IDA_By-Laws_3_25_2020.pdf</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.essexcountyida.com/newsite/files/IDA_Code_of_Conduct_3_25_2020.pdf">http://www.essexcountyida.com/newsite/files/IDA_Code_of_Conduct_3_25_2020.pdf</a>
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	<a href="http://www.essexcountyida.com/newsite/files/IDA_Code_of_Conduct_3_25_2020.pdf">http://www.essexcountyida.com/newsite/files/IDA_Code_of_Conduct_3_25_2020.pdf</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="http://www.essexcountyida.com/newsite/files/TaxExempPolicy20001.pdf">http://www.essexcountyida.com/newsite/files/TaxExempPolicy20001.pdf</a>

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**Board of Directors Listing**

Name	Bowen, James	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/16/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Boyea, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/23/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No



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Name	Courtright, Matthew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/9/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Darrah, Darren	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	2/28/2006	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Gerard, Morrow H	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/17/2011	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Name	James, Monty	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/8/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Rogers, Jamie	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/15/2009	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

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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 payment made by state or local government
Calabrese, Carol	Co-Executive Director & CEO	Executive				FT	Yes	\$67,371.06	\$67,371.06	\$0.00	\$0.00	\$0.00	\$0.00	\$67,371.06	No	
LaFountain, Sarah	Administrative Assistant and Clerical	Administrative				FT	No	\$34,366.56	\$34,366.56	\$0.00	\$0.00	\$0.00	\$0.00	\$34,366.56	No	
Olcott, Jody	Co-Executive Director & CFO	Executive				FT	Yes	\$67,371.06	\$67,371.06	\$0.00	\$0.00	\$0.00	\$0.00	\$67,371.06	No	



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**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority? 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
Bowen, James	Board of Directors												X	
Boyea, John	Board of Directors												X	
Courtright, Matthew	Board of Directors												X	
Darrah, Darren	Board of Directors												X	
Gerald, Morrow H	Board of Directors												X	
James, Mony	Board of Directors												X	
Rogers, Jamie	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



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**Subsidiary/Component Unit Verification**

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

Name of Subsidiary/Component Unit	Status
Request Subsidiary/Component Unit Change	

Name of Subsidiary/Component Unit	Status	Requested Changes
Request Add Subsidiaries/Component Units		

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
Request Delete Subsidiaries/Component Units		

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$570,434.00
	Investments		\$0.00
	Receivables, net		\$93,818.00
	Other assets		\$1,250.00
	<b>Total Current Assets</b>		\$665,502.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$741,690.00
	Long-term receivables, net		\$999,047.00
	Other assets		\$54,914.00
	<b>Capital Assets</b>		
	Land and other nondepreciable property		\$3,288,330.00
	Buildings and equipment		\$911,645.00
	Infrastructure		\$321,233.00
	Accumulated depreciation		\$0.00
	<b>Net Capital Assets</b>		\$4,521,208.00
	<b>Total Noncurrent Assets</b>		\$6,316,859.00
	<b>Total Assets</b>		\$6,982,361.00
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$136.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$9,762.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	<b>Total Current Liabilities</b>		\$9,898.00
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$0.00
	Long Term Leases	\$0.00
	Other long-term obligations	\$92,921.00
	Total Noncurrent Liabilities	\$92,921.00
	<b>Total Liabilities</b>	<b>\$102,819.00</b>
	<b>Net Asset (Deficit)</b>	
	<b>Net Assets</b>	
	Invested in capital assets, net of related debt	\$4,521,208.00
	Restricted	\$741,690.00
	Unrestricted	\$1,616,644.00
	Total Net Assets	\$6,879,542.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

		Amount
<b>Operating Revenues</b>		
	Charges for services	\$292,100.00
	Rental & financing income	\$13,400.00
	Other operating revenues	\$0.00
	Total Operating Revenue	\$305,500.00
<b>Operating Expenses</b>		
	Salaries and wages	\$172,859.00
	Other employee benefits	\$50,939.00
	Professional services contracts	\$15,890.00
	Supplies and materials	\$6,560.00
	Depreciation & amortization	\$37,876.00
	Other operating expenses	\$78,241.00
	Total Operating Expenses	\$362,365.00
	Operating Income (Loss)	(\$56,865.00)
<b>Nonoperating Revenues</b>		
	Investment earnings	\$28,605.00
	State subsidies/grants	\$3,343.00
	Federal subsidies/grants	\$0.00



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	Municipal subsidies/grants		\$225,058.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	<b>Total Nonoperating Revenue</b>		\$257,066.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$328,343.00
	Other nonoperating expenses		\$0.00
	<b>Total Nonoperating Expenses</b>		\$328,343.00
	<b>Income (Loss) Before Contributions</b>		(\$128,202.00)
<b>Capital Contributions</b>			
	Change in net assets		\$0.00
	<b>Net assets (deficit) beginning of year</b>		(\$128,202.00)
	<b>Other net assets changes</b>		\$7,007,744.00
	<b>Net assets (deficit) at end of year</b>		\$6,879,542.00



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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

Type of Debt: Conduit Debt

Program:

Project	Amounts	Bond Closing Date	Issue Process	True Interest Cost	Interest Type	Term (Yrs)	Cost of Issuance	
International Paper 2019	Refunding	10/16/2019	Negotiated	6%	Fixed	30	\$21,750.00	
	New							\$0.00
	Total							\$2,900,000.00

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 Obligation	State Supported					
State Obligation	State Contingent Obligation					
State Obligation	State Moral Obligation					
Other State-Funded	Other State-Funded					
Authority Debt - General Obligation	Authority Debt - General Obligation					
Authority Debt - Revenue	Authority Debt - Revenue					
Authority Debt - Other	Authority Debt - Other					
Conduit	Conduit Debt	0.00	22,900,000.00	2,900,000.00	2,900,000.00	22,900,000.00
Conduit	Conduit Debt - Pilot					
Conduit	Increment Financing					
<b>TOTALS</b>		0.00	22,900,000.00	2,900,000.00	2,900,000.00	22,900,000.00



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Real Property Acquisition/Disposal List

1.Address Line1	12 Tom Phelps Way
Address Line2	
City	MINEVILLE
State	NY
Postal Code	12956
Property Description	Commercial Building
Fair Market Description	Appraisal
Transaction Date	12/21/2018
Purchaser Organization	Moriah BP LLC.
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	12 Tom Phelps Way
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	530000
Transaction Type	ACQUISITION
Purchase Sale Price	\$530,000.00
Relation with Authority Ind	No
City Seller	MINEVILLE
Postal code seller	12956
Country Seller	USA



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Personal Property

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





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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	<a href="http://www.essexcountyda.com/newsite/files/IDA_CRC_EZ_Annual_Report_2019.pdf">http://www.essexcountyda.com/newsite/files/IDA_CRC_EZ_Annual_Report_2019.pdf</a>
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	<a href="http://www.essexcountyda.com/newsite/files/IDA_Disposition_of_Property_Policy_3_25_2020.pdf">http://www.essexcountyda.com/newsite/files/IDA_Disposition_of_Property_Policy_3_25_2020.pdf</a>
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	N/A



IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010517	State Sales Tax Exemption	\$0.00	Actual Payment Made	Payment Due Per Agreement
Project Type	Lease	Local Sales Tax Exemption	\$0.00	County PILOT	\$1,439.10
Project Name	Champlain Valley Milling	County Real Property Tax Exemption	\$1,155.99	Local PILOT	\$2,497.99
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,238.78	School District PILOT	\$5,606.94
Original Project Code		School Property Tax Exemption	\$3,752.14	Total PILOT	\$9,544.03
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	Net Exemptions	-\$3,397.12
Total Project Amount	\$4,245,000.00	Total Exemptions	\$6,146.91	Project Employment Information	
Benefited Project Amount	\$4,245,000.00	Pilot payment Information	\$0.00	# of FTEs before IDA Status	8.00
Bond/Note Amount				Original Estimate of Jobs to be Created	3.00
Annual Lease Payment	\$0.00			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	46,375.00
Federal Tax Status of Bonds	Not For Profit			Annualized Salary Range of Jobs to be Created	28,000.00 To: 46,375.00
Date Project approved	4/16/2016			Original Estimate of Jobs to be Retained	8.00
Did IDA took Title to Property	Yes			Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	46,375.00
Date IDA Took Title to Property	5/16/2017			Current # of FTEs	7.00
Year Financial Assistance is Planned to End	2028			# of FTE Construction Jobs during Fiscal Year	0.00
Notes				Net Employment Change	-1.00
Location of Project				Project Status	
Address Line1	Myers Way				
Address Line2					
City	WILLSBORO				
State	NY				
Zip - Plus4	12996				
Province/Region	United States				
Country	United States				
Applicant Information					
Applicant Name	Champlain Valley Milling				
Address Line1	6679 Main Street				
Address Line2					
City	WESTPORT				
State	NY				
Zip - Plus4	12993				
Province/Region					
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15070112	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$6,470.90
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$6,470.90
Project Name	Champlain Valley Senior Center	County Real Property Tax Exemption	\$4,313.94		\$13,280.50
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,622.86		\$25,281.69
Original Project Code		School Property Tax Exemption	\$13,613.22		\$45,033.09
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,390,767.00	Total Exemptions	\$22,550.02		
Benefitted Project Amount	\$7,390,767.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		PILOT payment Information			
Annual Lease Payment	\$0.00	County PILOT	\$6,470.90		
Federal Tax Status of Bonds	No	Local PILOT	\$13,280.50		
Not For Profit	No	School District PILOT	\$25,281.69		
Date Project approved	12/15/2010	Total PILOT	\$45,033.09		
Did IDA Took Title to Property	Yes	Net Exemptions	-\$22,483.07		
Date IDA Took Title to Property	1/11/2012				
Year Financial Assistance is Planned to End	2015	<b>Project Employment Information</b>			
Notes	The financial assistance plan year end is incorrect as the 10 year PILOT Agreement for Champlain Valley Senior Center began in 2014. The # of FTEs before IDA Status				
Location of Project	10 Gilliland Lane	Original Estimate of Jobs to be Created	28.00		
Address Line1		Average Estimated Annual Salary of Jobs to be Created/(at Current Market rates)	33,000.00		
Address Line2		Annualized Salary Range of Jobs to be Created	30,000.00	To:	50,000.00
City	WILLSBORO	Original Estimate of Jobs to be Retained	0.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained/(at Current Market rates)	35,000.00		
Zip - Plus4	12996	Current # of FTEs	58.00		
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Country		Net Employment Change	58.00		
Applicant Information	Champlain Valley Senior Center	Project Status			
Applicant Name	10 Gilliland Lane	Current Year Is Last Year for Reporting			
Address Line1		There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	WILLSBORO	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	12996				
Province/Region					
Country	USA				



General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010714	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$2,843.81
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$2,843.81
Project Name	High Peaks Distributing	County Real Property Tax Exemption	\$746.84		\$4,437.95
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$963.83		\$9,132.94
Original Project Code		School Property Tax Exemption	\$1,981.51		\$16,414.70
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,000,000.00	Total Exemptions	\$3,692.18		
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		PILOT payment Information			
Annual Lease Payment	\$0.00	County PILOT	\$2,843.81		
Federal Tax Status of Bonds	Not For Profit	Local PILOT	\$4,437.95		
Date Project approved	4/23/2014	School District PILOT	\$9,132.94		
Did IDA took Title to Property	Yes	Total PILOT	\$16,414.70		
Date IDA Took Title to Property	7/11/2014	Net Exemptions	-\$12,722.52		
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Straight Lease Back transaction with sales tax exemption and PILOT Agreement				
Location of Project	Address Line1 1016 State Route 3	# of FTEs before IDA Status	16.00		
Address Line2		Original Estimate of Jobs to be Created	7.00		
City	SARANAC LAKE	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
State	NY	Annualized Salary Range of Jobs to be Created	40,000.00	To:	40,000.00
Zip - Plus4	12983	Original Estimate of Jobs to be Retained	16.00		
Province/Region	United States	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Country	United States	Current # of FTEs	26.00		
Applicant Information		# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Name	High Peaks Distributing	Net Employment Change	10.00		
Address Line1	1016 State Route 3	Project Status			
Address Line2					
City	SARANAC LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12983	IDA Does Not Hold Title to the Property			
Province/Region	USA	The Project Receives No Tax Exemptions			
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	150115A	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	International Paper 2015	County Real Property Tax Exemption	\$0.00		\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		\$0.00
Original Project Code		School Property Tax Exemption	\$0.00		\$0.00
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		\$0.00
Total Project Amount	\$15,000,000.00	Total Exemptions	\$0.00		\$0.00
Benefited Project Amount	\$15,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		\$0.00
Bond/Note Amount	\$15,000,000.00	Pilot payment Information			
Annual Lease Payment		County PILOT	\$0.00		\$0.00
Federal Tax Status of Bonds	Tax Exempt	Local PILOT	\$0.00		\$0.00
Not For Profit	No	School District PILOT	\$0.00		\$0.00
Date Project approved	8/27/2015	Total PILOT	\$0.00		\$0.00
Did IDA Took Title to Property	No	Net Exemptions	\$0.00		\$0.00
Date IDA Took Title to Property		Project Employment Information			
Year Financial Assistance is Planned to End	2045				
Notes		# of FTEs before IDA Status	0.00		
Location of Project	568 Shore Airport Road	Original Estimate of Jobs to be Created	0.00		
Address Line1		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
Address Line2		Annualized Salary Range of Jobs to be Created	0.00		To: 0.00
City	TICONDEROGA	Original Estimate of Jobs to be Retained	0.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Zip - Plus4	12883	Current # of FTEs	630.00		
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Country		Net Employment Change	630.00		
Applicant Information		Project Status			
Applicant Name	International Paper Company	Current Year Is Last Year for Reporting			
Address Line1	568 Shore Airport Road	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	TICONDEROGA	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	12883				
Province/Region					
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010417	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	International Paper 2017	County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,900,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$2,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$2,900,000.00	Pilot Payment Information			
Annual Lease Payment		County PILOT	\$0.00		
Federal Tax Status of Bonds	Tax Exempt	Local PILOT	\$0.00		
Not For Profit	No	School District PILOT	\$0.00		
Date Project approved	3/23/2017	Total PILOT	\$0.00		
Did IDA took Title to Property	No	Net Exemptions	\$0.00		
Date IDA Took Title to Property					
Year Financial Assistance is Planned to End	2037	<b>Project Employment Information</b>			
Notes	Bond was refinanced in October 2019	# of FTEs before IDA Status	0.00		
Location of Project	568 Shore Airport Road	Original Estimate of Jobs to be Created	0.00		
Address Line1		Average Estimated Annual Salary of Jobs to be Created/(at Current Market rates)	0.00		
Address Line2		Annualized Salary Range of Jobs to be Created	0.00		To: 0.00
City	TICONDEROGA	Original Estimate of Jobs to be Retained	0.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained/(at Current Market rates)	0.00		
Zip - Plus4	12883	Current # of FTEs	0.00		
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Country		Net Employment Change	0.00		
Applicant Information	International Paper Company	Project Status			
Applicant Name	568 Shore Airport Road	Current Year Is Last Year for Reporting	Yes		
Address Line1		There is no Debt Outstanding for this Project	Yes		
Address Line2		IDA Does Not Hold Title to the Property	Yes		
City	TICONDEROGA	The Project Receives No Tax Exemptions	Yes		
State	NY				
Zip - Plus4	12883				
Province/Region					
Country	USA				



General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15011020	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	Local PILOT	\$0.00
Project Name	International Paper 2019	County Real Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	Net Exemptions	\$0.00
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Total Project Amount	\$2,900,000.00	Total Exemptions	\$0.00	Pilot payment Information	
Benefitted Project Amount	\$2,900,000.00			County PILOT	\$0.00
Bond/Note Amount	\$2,900,000.00			Local PILOT	\$0.00
Annual Lease Payment				School District PILOT	\$0.00
Federal Tax Status of Bonds	Tax Exempt			Total PILOT	\$0.00
Not For Profit				Net Exemptions	\$0.00
Date Project approved	9/6/2019				
Did IDA took Title to Property	No				
Date IDA Took Title to Property					
Year Financial Assistance is Planned to End	2039				
Notes	Refinance of previous bond				
Location of Project	568 Shore Airport Road				
Address Line1					
Address Line2					
City	TICONDEROGA				
State	NY				
Zip - Plus4	12883				
Province/Region	United States				
Country					
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				
		# of FTEs before IDA Status	0.00		
		Original Estimate of Jobs to be Created	0.00		
		Average Estimated Annual Salary of Jobs to be Created/(at Current Market rates)	0.00		
		Annualized Salary Range of Jobs to be Created	0.00		To: 0.00
		Original Estimate of Jobs to be Retained	0.00		
		Estimated Average Annual Salary of Jobs to be Retained/(at Current Market rates)	0.00		
		Current # of FTEs	0.00		
		# of FTE Construction Jobs during Fiscal Year	0.00		
		Net Employment Change	0.00		
		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			

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010619	State Sales Tax Exemption	\$11,788.19	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$11,788.19	Local PILOT	\$0.00
Project Name	Northwoods Inn	County Real Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	Net Exemptions	\$23,576.38
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Total Project Amount	\$17,000,000.00	Total Exemptions	\$23,576.38	PILOT payment Information	
Benefited Project Amount	\$17,000,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds	No				
Not For Profit	No	County PILOT	\$0.00	Payment Due Per Agreement	\$0.00
Date Project approved	7/18/2018	Local PILOT	\$0.00		
Did IDA took Title to Property	Yes	School District PILOT	\$0.00		
Date IDA Took Title to Property	6/27/2019	Total PILOT	\$0.00		
Year Financial Assistance is Planned to End	2021	Net Exemptions	\$23,576.38		
Notes	Straight Lease Back Transaction with sales tax exemption only				
Location of Project	2520 Main Street	# of FTEs before IDA Status	31.00		
Address Line1		Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	9,760.00		
City	LAKE PLACID	Annualized Salary Range of Jobs to be Created	0.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	31.00		
Zip - Plus4	12946	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	9,760.00		
Province/Region	United States	Current # of FTEs	89.00		
Country		# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	58.00		
Applicant Name	Lake Placid Hotel Partners LLC.	Project Status			
Address Line1	850 Ridge Lake Boulevard, Suite 401				
Address Line2					
City	MEMPHIS	Current Year Is Last Year for Reporting			
State	TN	There is no Debt Outstanding for this Project			
Zip - Plus4	38120	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010218	State Sales Tax Exemption	\$45,100.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$45,100.00	Payment Due Per Agreement	\$0.00
Project Name	Paradox Brewery	County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$151,600.00		
Total Project Amount	\$5,600,000.00	Total Exemptions	\$241,800.00		
Benefited Project Amount	\$5,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot Payment Information			
Annual Lease Payment	\$0.00	County PILOT	\$0.00		
Federal Tax Status of Bonds	Not For Profit	Local PILOT	\$0.00		
Date Project approved	8/31/2017	School District PILOT	\$0.00		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00		
Date IDA Took Title to Property	2/15/2018	Net Exemptions	\$241,800.00		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	sales tax exemption, mortgage recording abatement and 10 year PILOT Agreement approved (effective 2020 when construction completed)				
Location of Project	2781 US Route 9	# of FTEs before IDA Status	6.00		
Address Line1		Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	53,700.00		
City	NORTH HUDSON	Annualized Salary Range of Jobs to be Created	53,700.00	To:	80,000.00
State	NY	Original Estimate of Jobs to be Retained	6.00		
Zip - Plus4	12855	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	53,700.00		
Province/Region	United States	Current # of FTEs	10.00		
Country		# of FTE Construction Jobs during Fiscal Year	30.00		
Applicant Information	Paradox Brewery	Net Employment Change	4.00		
Applicant Name		Project Status			
Address Line1	154 US Route 9				
Address Line2					
City	SCHROON LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12870	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15011218	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	Pre-Tech Plastics	County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$530,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$530,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00	County PILOT	\$0.00		
Federal Tax Status of Bonds	Not For Profit	Local PILOT	\$0.00		
Date Project approved	6/6/2018	School District PILOT	\$0.00		
Did IDA look Title to Property	Yes	Total PILOT	\$0.00		
Date IDA Took Title to Property	12/21/2018	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Straight Lease Back Transaction with PILOT Agreement only				
Location of Project	12 Tom Phelps Way	# of FTEs before IDA Status	23.00		
Address Line1		Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created/at Current Market rates)	41,205.00		
City	MINEVILLE	Annualized Salary Range of Jobs to be Created	41,205.00	To: 41,205.00	
State	NY	Original Estimate of Jobs to be Retained	23.00		
Zip - Plus4	12956	Estimated Average Annual Salary of Jobs to be Retained/at Current Market rates)	41,205.00		
Province/Region	United States	Current # of FTEs	23.00		
Country		# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Moriah BP LLC.	Project Status			
Address Line1	12 Tom Phelps Way				
Address Line2					
City	MINEVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12956	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010919	State Sales Tax Exemption	\$70,359.12	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$70,359.12	Local PILOT	\$0.00
Project Name	Saranac Lake Resort	County Real Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Original Project Code	Construction	School Property Tax Exemption	\$0.00	Net Exemptions	\$140,718.24
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Total Project Amount	\$20,000,000.00	Total Exemptions	\$140,718.24	Pilot payment Information	
Benefited Project Amount	\$20,000,000.00				
Bond/Note Amount	\$0.00				
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds	Not For Profit				
Date Project approved	9/26/2018				
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	9/26/2019				
Year Financial Assistance is Planned to End	2021				
Notes	Straight Lease Back Transaction with sales tax exemption only				
Location of Project	250 Lake Flower Avenue	# of FTEs before IDA Status	0.00		
Address Line1		Original Estimate of Jobs to be Created	71.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	SARANAC LAKE	Annualized Salary Range of Jobs to be Created	0.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12983	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region	United States	Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	70.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Saranac Lake Resort Owners LLC.	Project Status			
Address Line1	2047 Saranac Avenue, Suite 202				
Address Line2					
City	LAKE PLACID	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12946	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



PARIS  
Public Authorities Reporting Information System

Annual Report for Essex County Industrial Development Agency  
Fiscal Year Ending: 12/31/2019

Run Date: 04/29/2020  
Status: CERTIFIED  
Certified Date: 04/29/2020

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010501B	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	Local PILOT	\$0.00
Project Name	Saranac Lake at Will Rogers	County Real Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	Net Exemptions	\$0.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Total Project Amount	\$5,000,000.00	Total Exemptions	\$0.00	PILOT payment Information	
Benefited Project Amount	\$5,000,000.00			County PILOT	\$0.00
Bond/Note Amount	\$5,000,000.00			Local PILOT	\$0.00
Annual Lease Payment				School District PILOT	\$0.00
Federal Tax Status of Bonds	Taxable			Total PILOT	\$0.00
Not For Profit	No			Net Exemptions	\$0.00
Date Project approved	8/18/1998				
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	9/1/1998				
Year Financial Assistance is Planned to End	2028				
Notes	Senior living facility				
Location of Project	78 Will Rogers Drive				
Address Line1					
Address Line2					
City	SARANAC LAKE				
State	NY				
Zip - Plus4	12983				
Province/Region	United States				
Country					
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				
		# of FTEs before IDA Status	17.00		
		Original Estimate of Jobs to be Created	0.00		
		Average Estimated Annual Salary of Jobs to be Created/(at Current Market rates)	22,342.91		
		Annualized Salary Range of Jobs to be Created	15,000.00	To:	30,000.00
		Original Estimate of Jobs to be Retained	17.00		
		Estimated Average Annual Salary of Jobs to be Retained/(at Current Market rates)	22,342.91		
		Current # of FTEs	27.00		
		# of FTE Construction Jobs during Fiscal Year	0.00		
		Net Employment Change	10.00		
		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			

Annual Report for Essex County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 04/29/2020  
 Status: CERTIFIED  
 Certified Date: 04/29/2020

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
11	\$438,483.73	\$70,991.82	\$367,491.91	769



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Annual Report for Essex County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 04/29/2020  
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Certified Date: 04/29/2020

Additional Comments