



ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY

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**Essex County IDA Board Meeting
February 21, 2019 at 9:00 AM
7566 Court Street, Elizabethtown, NY**

Present: Darren Darrah
John Boyea
Jamie Rogers (via conference call)
James Bowen
James Monty

Also Present: Jody Olcott
Carol Calabrese

Absent: Gerald Morrow
Matthew Courtright

Open of Meeting

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

Public Comment

No Comment

Approval of Minutes

1. January 30, 2019 Meeting Minutes

Motion #2019-5: Corrections to previous motion include changing Jim Bowen to Jim Monty on two resolutions. A motion to approve the January 30, 2019 meeting minutes with corrections was made by James Monty and seconded by John Boyea. All members were in favor.

Financial Services/Programs

1. Monthly Loan Report - February 19, 2019 report distributed to Board. Big Slide January payment is due. Business emailed last week and noted payment is sent. Pre-Tech Plastics mortgage payments will be added to report in the future.
2. Loan Default Updates:
 - a. Westport Golf & Hospitality (Westport) – No Update. Jim Monty noted that business paid all outstanding property taxes.
 - b. Adirondack Meat Company (Ticonderoga) – Email correspondence from Detective Belden of the Ticonderoga Police Department was sent to the Board noting the case was referred to the Essex County DA's office.
3. Straight Lease Back Transactions:
 - a. Northwoods Inn (North Elba) – No Update. Draft documents were circulated to all parties.

- b. Saranac lake Resort (North Elba) – No Update. Draft documents were circulated to all parties.
- 4. Bond Transactions:
 - a. CRC Project – North Country School (North Elba) – A meeting will be held today to approve final solution.

Business Park Development

- 1. Moriah Business Park
 - a. Lot #4 Building (High Peaks Hospice) – No maintenance in January reported. Awaiting signed lease agreement.
 - b. Lot #3, #5 & #6 (Whistlepig) – IDA staff met with Whistlepig last week in regards to future development plans. Whistlepig can sustain 8 warehouse buildings for their own product. At this time, Whistlepig has 5 buildings completed, one under construction and one scheduled for construction in spring 2019. IDA met with their architect who is redesigning building #1 to accommodate the new bottling line which is anticipated to be delivered in early February. Whistlepig is interested in constructing one more building in 2019 (warehouse #8) and inquired about lot #4 availability. IDA Board would like to research converting cul-de-sac which was gifted to the Town of Moriah for a potential space for this warehouse. IDA staff will contact AES Northeast to discuss and inquire as to maximum size.

Business Development Updates

- 1. Marketing
 - a. Internet Based Marketing Monthly Report – No comments
- 2. Grant Administration
 - a. ADK HUB Micro-Enterprise Grant Round 2 – All businesses have completed their projects and drawn down funds. DEC has reimbursed IDA until December 31, 2018. DEC will continue to keep project open until contract completion in December 2019.
 - b. NYSCA DEC Community Arts Grant Program – The IDA was awarded \$5,000 from the NYSCA DEC Community Arts Grant Program on behalf of Peter Seward at Lake Flower Landing.

Motion #2019-6: A motion to accept the grant from the NYSCA DEC Community Arts Grant Program on behalf of Peter Seward at Lake Flower Landing in the amount of \$5,000 was made by John Boyea and seconded by Darren Darrah. All members were in favor.

- c. International Paper Workforce Development Committee – Superintendent meeting was postponed until spring due to snow storm.

Financials

- 1. January 2019 Financial Statements – No Comments

New Business

- 1. Paradox Brewery Grant – Jen Briggs to draw up Grant Agreement for \$325,000. Loan write up has been completed and filed. It was noted that further discussions with OCR staff have noted that future OCR loan repayments will need to be sent to Essex County monthly and they will be required to send to OCR office. No expenses will be able to come out of the loan repayments.

2. Hamilton County IDA Contract – Administrative contract from January 1, 2019 to December 31, 2019 and not to exceed \$10,000. In 2018 the Essex County IDA had no time allocated to contract and did not bill.

Motion #2019-7: A motion to approve the Hamilton County IDA Contract from January 1, 2019 to December 31, 2019 not exceeding \$10,000 was made by James Bowen and seconded by Darren Darrah. All members were in favor.

3. February Abstract for Payment

Motion #2019-8: A motion to approve the February Abstract for Payment was made by James Bowen and seconded by Darren Darrah. All members were in favor.

4. Next Meeting – March 27, 2019 9:00AM Annual & Regular Meeting

Adjourn

Motion #2019-9: A motion to adjourn the meeting at 10:10AM was made by John Boyea and seconded by James Bowen. All members were in favor.