



ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY

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Essex County IDA Board Meeting
January 25, 2023 at 9:00 AM
7566 Court Street, Elizabethtown, NY

Present: Darren Darrah (Zoom)
Jamie Rogers (Zoom)
James Bowen (Zoom)
Roy Holzer
James Monty

Also Present: Jody Olcott
Carol Calabrese
Jen Briggs (Zoom)

Absent: John Boyea
Matthew Courtright

Open of Meeting

Chairman Darren Darrah opened the meeting at 9:05 AM.

Approval of Minutes

1. December 7, 2022 Meeting Minutes

Motion #2023-1: A motion to approve the December 7, 2022 Meeting Minutes was made by Roy Holzer and seconded by James Monty. James Bowen abstained. Motion passes.

Financial Services/Program

1. Monthly Loan Report – January 24, 2023 report was distributed to the board. Big Slide and Denton Bear Necessities both have December payments due.
2. Straight Lease Back Transactions
 - a. CRC: Northwood School (North Elba) – No update
 - b. Peaks at Lake Placid (North Elba) – No update
 - c. Champlain Valley Milling (Willsboro) – IRS has approved tax-exemption status and project audit is closed.

Business Park Development

1. Moriah Business Park
 - a. Lot #4 Building (High Peaks Hospice) – No issues
 - b. Whistlepig Rye Whiskey Update – Two buildings have been completed with one under construction. Concrete has been completed.
 - c. Lot #10 (Pre-Tech Plastics) – No update

- d. Lot #11 (2.73 acres retained by IDA) – The IDA is working with AES Northeast on preliminary layout with stormwater plan.

Business Development Updates

1. Marketing/Internet Based Marketing Monthly Report – No comments
 - a. USDA Rural Development Grant (Essex County) - Marketing remaining balance.
 - b. LEAF Main Street Grant Program 2 (North Elba) – The extended completion date was approved by the LEAF committee. The IDA will announce the grant around President’s day. The IDA received \$264,000 with up to 10% for administration. Max grant will be \$20,000. SBDC micro-training is a requirement to apply for the grant funds. The IDA needs to identify a grant review committee and have it approved by the IDA Board. The IDA is to monitor the grant funds until December 2024.
 - c. Restore NY – Willsboro Hardware – The Willsboro Hardware application did not score well and based on recommendations the business reapplied and increased their owner equity.
2. Workforce Development
 - a. CV-TEC/NCCC & CCC programs needed CDL & bus driver licensing. The IDA is participating in many upcoming meetings to reinforce need for service jobs and training.
\$375,000 was raised for STEM program – 4 cohorts took place in 2022, three located at CV-TEC and one at Malone Middle School. Seven to nine are scheduled to be held in 2023. This program has been approached by the University of Siegen to foster and official meeting between the North Rhine-Westphalia Ministry of Education and their counterpart in NYS in February with a possible visit by the German Government officials in May or June of 2023. The program is also working with NYSDOL and CVES.

New Business

1. January Abstract for Payment

Motion #2023-2: A motion to approve the January Abstract for Payment was made by Darren Darrah and seconded by Jamie Rogers. All members were in favor.

2. November & December 2022 Financials – No comments
3. Next Meeting – March 29, 2023 at 9:00 AM
4. Ti DRI Announcement \$10 Million – Committee to begin meeting on administration and proposed projects.

Adjourn Meeting

Motion #2023-3: A motion to adjourn the meeting at 10:12 AM was made by James Monty and seconded by Jamie Rogers. All members were in favor.