

Annual Report for Essex County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025

Status: CERTIFIED

Certified Date: 03/31/2025

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	https://www.essexcountyida.com/ida-policies-reports/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.essexcountyida.com/ida-policies-reports/
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	https://www.essexcountyida.com/ida-policies-reports/
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://www.essexcountyida.com/
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?		https://www.essexcountyida.com/ida-policies-reports/

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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):		https://www.essexcountyida.com/ida-policies-reports/
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		https://www.essexcountyida.com/ida-board-minutes/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.essexcountyida.com/ida-policies-reports/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.essexcountyida.com/ida-policies-reports/
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	https://www.essexcountyida.com/ida-policies-reports/
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.essexcountyida.com/loans-resources/

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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

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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	Matthew, Stanley	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/26/2024	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	

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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	\$77,961.94	\$77,961.94	\$0.00	\$0.00	\$0.00	\$0.00	\$77,961.94	No	
LaFountain, Sarah	Administrative Assistant	Administrative and Clerical				FT	No	\$42,400.02	\$42,400.02	\$0.00	\$0.00	\$0.00	\$3,000.00	\$45,400.02	No	
Olcott, Jody	Co-Executive Director & CFO	Executive				FT	Yes	\$77,961.94	\$77,961.94	\$0.00	\$0.00	\$0.00	\$3,000.00	\$80,961.94	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
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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	
James, Monty	Board of Directors												X	
Matthew, Stanley	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
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?	No

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

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

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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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
Assets			
Current Assets			
	Cash and cash equivalents		\$1,762,021.00
	Investments		\$0.00
	Receivables, net		\$141,628.00
	Other assets		\$0.00
	Total current assets		\$1,903,649.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$638,621.00
	Other assets		\$104,410.00
	Capital Assets		
		Land and other nondepreciable property	\$3,568,732.00
		Buildings and equipment	\$1,561,327.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$569,613.00
		Net Capital Assets	\$4,560,446.00
	Total noncurrent assets		\$5,303,477.00
Total assets			\$7,207,126.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,057.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$2,222.00
	Total current liabilities		\$3,279.00
Noncurrent Liabilities			

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	Pension contribution payable		\$96,913.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$1,330.00
	Other long-term obligations		\$57,711.00
	Total noncurrent liabilities		\$155,954.00
Total liabilities			\$159,233.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$4,556,894.00
	Restricted		\$745,061.00
	Unrestricted		\$1,745,938.00
	Total net assets		\$7,047,893.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$3,740.00
	Rental and financing income		\$63,635.00
	Other operating revenues		\$0.00
	Total operating revenue		\$67,375.00
Operating Expenses			
	Salaries and wages		\$204,124.00
	Other employee benefits		\$37,601.00
	Professional services contracts		\$0.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$35,681.00
	Other operating expenses		\$425,438.00
	Total operating expenses		\$702,844.00
Operating income (loss)			(\$635,469.00)
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$255,220.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$255,220.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$380,249.00)
Capital contributions			\$0.00
Change in net assets			(\$380,249.00)
Net assets (deficit) beginning of year			\$7,428,142.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$7,047,893.00

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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?	No

New Debt Issuances

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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	7,420,000.00	0.00	3,030,000.00	4,390,000.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	7,420,000.00	0.00	3,030,000.00	4,390,000.00

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Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

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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	https://www.essexcountyida.com/ida-policies-reports/
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	https://www.essexcountyida.com/ida-policies-reports/
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

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15011221B				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$5,129,844.33	
Project Name	Champlain Hudson Power Express	Local Sales Tax Exemption		\$5,129,844.33	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,000,000,000.00	Total Exemptions		\$10,259,688.66	
Benefited Project Amount	\$279,561,911.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	5/20/2021	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$10,259,688.66	
Year Financial Assistance is Planned to End	2057	Project Employment Information			
Notes	335-mile, fully buried, 1,250 megawatt high voltage direct current electric transmission line that will transport renewable energy from Canada to Astoria, New York. Essex County: 57 miles buried underwater in Lake Champlain. Project was provided sales tax exemption, mortgage recording tax abatement and 30-year PILOT Agreement (upon full construction completion)				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	600 Broadway	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	83.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Champlain Hudson Power Express				
Address Line1	600 Broadway	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010517				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Champlain Valley Milling	Local Sales Tax Exemption		\$0.00	
		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	\$4,245,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,245,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	4/16/2016	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	5/16/2017	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	This business closed on 12/10/2024. No reporting has been received for the project.				
Location of Project		# of FTEs before IDA Status	8.00		
Address Line1	Myers Waty	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	46,375.00		
City	WILLSBORO	Annualized Salary Range of Jobs to be Created	28,000.00	To: 46,375.00	
State	NY	Original Estimate of Jobs to be Retained	8.00		
Zip - Plus4	12996	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	46,375.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-8.00		
Applicant Name	Champlain Valley Milling				
Address Line1	6679 Main Street	Project Status			
Address Line2					
City	WESTPORT	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12993	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010714				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	High Peaks Distributing	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$1,920.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,087.03	
Original Project Code		School Property Tax Exemption		\$5,977.38	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions		\$10,985.00	
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			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,820.70	\$2,820.70
Not For Profit	No	Local PILOT		\$1,728.53	\$1,728.53
Date Project approved	4/23/2014	School District PILOT		\$5,678.51	\$5,678.51
Did IDA took Title to Property	Yes	Total PILOT		\$10,227.74	\$10,227.74
Date IDA Took Title to Property	7/11/2014	Net Exemptions		\$757.26	
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		# of FTEs before IDA Status		16.00	
Address Line1	1016 State Route 3	Original Estimate of Jobs to be Created		7.00	
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		40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained		16.00	
Zip - Plus4	12983	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		40,000.00	
Province/Region		Current # of FTEs		41.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		25.00	
Applicant Name	High Peaks Distributing				
Address Line1	1016 State Route 3	Project Status			
Address Line2					
City	SARANAC LAKE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12983	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	15011020			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	International Paper 2019	Local Sales Tax Exemption	\$0.00	
		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			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	9/6/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	568 Shore Airport Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TICONDEROGA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12883	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	627.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	627.00	
Applicant Name	International Paper Company			
Address Line1	568 Shore Airport Road	Project Status		
Address Line2				
City	TICONDEROGA	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12883	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010622B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Lodge at Schroon	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	15010622	School Property Tax Exemption		\$28,570.16	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$25,414,938.00	Total Exemptions		\$28,570.16	
Benefited Project Amount	\$25,414,938.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	2/17/2022	School District PILOT		\$8,313.64	\$8,313.64
Did IDA took Title to Property	Yes	Total PILOT		\$8,313.64	\$8,313.64
Date IDA Took Title to Property	7/26/2022	Net Exemptions		\$20,256.52	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	This is a continuation of previous project which was awarded sales tax exemption and mortgage recording tax abatement. This project includes the PILOT Agreement only.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	210 Registration Way	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	90,000.00		
City	SCHROON LAKE	Annualized Salary Range of Jobs to be Created	32,000.00	To: 90,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12870	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	44.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	44.00		
Applicant Name	The Lodge at Schroon LLC.				
Address Line1	18 Division Street, Suite 401	Project Status			
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12866	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010218				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Paradox Brewery	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,515.24	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$19,669.60	
Original Project Code		School Property Tax Exemption		\$21,846.94	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,600,000.00	Total Exemptions		\$50,031.78	
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			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,736.72	\$4,736.72
Not For Profit		Local PILOT		\$11,735.58	\$11,735.58
Date Project approved	8/31/2017	School District PILOT		\$13,224.74	\$13,224.74
Did IDA took Title to Property	Yes	Total PILOT		\$29,697.04	\$29,697.04
Date IDA Took Title to Property	2/15/2018	Net Exemptions		\$20,334.74	
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		# of FTEs before IDA Status		6.00	
Address Line1	2781 US Route 9	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		Current # of FTEs		27.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		21.00	
Applicant Name	Paradox Brewery				
Address Line1	154 US Route 9	Project Status			
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15011218				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Pre-Tech Plastics	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$2,406.77	
		Local Property Tax Exemption		\$6,808.85	
		School Property Tax Exemption		\$11,308.63	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$20,524.25	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Manufacturing	Pilot payment Information			
Total Project Amount	\$530,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$530,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$1,444.06	\$1,444.06
Not For Profit	No	Local PILOT		\$4,735.79	\$4,735.79
Date Project approved	6/6/2018	School District PILOT		\$7,350.62	\$7,350.62
Did IDA took Title to Property	Yes	Total PILOT		\$13,530.47	\$13,530.47
Date IDA Took Title to Property	12/21/2018	Net Exemptions		\$6,993.78	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Straight Lease Back Transaction with PILOT Agreement only				
Location of Project		# of FTEs before IDA Status		23.00	
Address Line1	12 Tom Phelps Way	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		Current # of FTEs		26.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	Moriah BP LLC.				
Address Line1	12 Tom Phelps Way	Project Status			
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010501B				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Saranac Lake at Will Rogers	Local Sales Tax Exemption		\$0.00	
		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	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$5,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/18/1998	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/1/1998	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Senior living facility				
Location of Project		# of FTEs before IDA Status	17.00		
Address Line1	78 Will Rogers Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,342.91		
City	SARANAC LAKE	Annualized Salary Range of Jobs to be Created	15,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	17.00		
Zip - Plus4	12983	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	22,342.91		
Province/Region		Current # of FTEs	23.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	Alpine Adirondack				
Address Line1	78 Will Rogers Drive	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		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010622				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	The Lodge at Schroon	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$20,428,371.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$20,428,371.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	2/17/2022	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/26/2022	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	sales tax exemption, mortgage recording tax abatement. In 2024 we added a PILOT Agreement for this project but I am unable to incorporate those payments on this project summary so I will add a new project that is for the PILOT Agreement only.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	210 Registration Way	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	90,000.00		
City	SCHROON LAKE	Annualized Salary Range of Jobs to be Created	32,000.00	To: 90,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12870	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	The Lodge at Schroon LLC.				
Address Line1	18 Division Street, Suite 401	Project Status			
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12866	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	15010220				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Trailhead Resort	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Services	Pilot payment Information			
Total Project Amount	\$1,003,200.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$1,003,200.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	12/5/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/29/2020	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Business closed at beginning of 2024 and property was sold for private residence.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	5410 NYS Route 28N	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	NEWCOMB	Annualized Salary Range of Jobs to be Created		35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12852	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Trailhead Resort LLC.				
Address Line1	5410 NYS Route 28N	Project Status			
Address Line2					
City	NEWCOMB	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12852	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
10	\$10,369,799.85	\$61,768.89	\$10,308,030.96	718

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Additional Comments