

Essex County Industrial Development Agency Mission Statement and Measurement Report for 2025

Name of Public Authority: Essex County Industrial Development Agency

For the benefit of the county of Essex and the inhabitants thereof, an industrial development agency, to be known as the ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY is hereby established for the accomplishment of any or all of the purposes specified in title one of article eighteen-A of this chapter. It shall constitute a body corporate and politic and be perpetual in duration. It shall have the powers and duties now or hereafter conferred by title one of the article eighteen-A of this chapter upon industrial development agencies and provided that the exercise of the powers by such agency with respect to the acquisition of real property whether by purchase, condemnation or otherwise, shall be limited to the corporate limits of the county of Essex, and such agency shall take into consideration the local zoning and planning regulations as well as the regional and local comprehensive land use plans. It shall be organized in a manner prescribed by and be subject to the provisions of title one of article eighteen-A of this chapter. Its members shall be appointed by the governing body of the county of Essex. The agency, its members, officers and employees and its operations and activities shall in all respects be governed by the provisions of title one of article eighteen-A (June 11, 1973).

Public Authority's Mission Statement: Our mission is to create a viable business atmosphere that will attract compatible and diverse sustainable economic development opportunities while focusing on major assets, retention / expansion projects, quality of life and job creation.

Date Adopted: March 26, 2026

Performance Goals, Measures & Results

Goal #1 - Educate local business owners, elected officials and other community representatives regarding the resources the Essex County IDA has available to new and existing businesses in Essex County. This includes informational meetings in communities, press releases, marketing of the Essex County IDA website, etc.
Measurement – Quantity of business inquiries/referrals/walk ins to office
2025 Results: (1) Weekly newsletter to Essex County businesses, banks/financial institutions, regional partners and towns continue to provide businesses with vital information and services available. Total = 1,516 (2) IDA sent out 143 letters to new businesses in Essex County.
Goal #2 - Continue to market and administer revolving loan program on behalf of Essex County including completion of required reporting, loan administration, assist businesses interested in securing financing, post loan closing reporting (job, financial and investment reporting).
Measurement – Continued communication with commercial banks, quantity of loan inquiries and applications each year
2025 Results: (1) USDA Rural Business Development Grant Program: 3 loans outstanding (Paper &

- Pencil, War Cannon Spirits and Lake Placid Property Two)
- (2) HUD Revolving Loan Program: 1 loan paid in full 2025, 1 outstanding loan remaining (Big Slide Brewery)
- (3) LC Bridge/COVID/Hurricane Loan Program: 4 COVID loans paid in full 2025

Goal #3 - Continue to market and administer grant programs in Essex County including completion of required reporting, grant administration, grant monitoring, post grant closing reporting (job, financial and investment reporting).

Measurement – Total grant funds secured and administered each year

- 2025 Results:
- (1) Town of Willsboro was awarded \$1,337,296 for demolition and reconstruction of new Adirondack Hardware building. IDA working with business to secure interim financing for project.
 - (2) Town of Jay Micro-Enterprise Grant Program (\$200,000 OCR grant): IDA held informational meetings as well as micro-enterprise training class, 2 applications received, 2 businesses awarded for Round 1)
 - Young Studio & Gallery \$12,636.92
 - Fair and Square Renovations \$16,653.46
 - (3) Essex County Agricultural Producers Grant (18 businesses attended micro-enterprise training class, 16 applications received, 8 businesses awarded)
 - Adirondack Hay & Grains \$20,000
 - Full and By Farm LLC. \$14,459
 - Crown Point Farm & Dairy \$16,660
 - Essex Farm of Northern NY \$20,000
 - Echo Farm ADK LLC \$20,000
 - Wollecru LLC \$10,449.16
 - Triple Green Jade Farm \$15,300
 - Reber Rock Farm LLC \$8,131.80

Goal #4 - Continue to work with all 18 towns in Essex County to assist with municipal infrastructure projects which will have an economic impact on local businesses including researching grant funding available, income surveys (when applicable), applications for grant funding and administration of grants secured.

Measurement – Total infrastructure projects assisted with, amount of grant and loan financing secured

- 2025 Results:
- (1) Member of the Town of Ticonderoga DRI Local Planning Committee to assist the community to develop a financial investment plan for the \$10 million to transform their downtown neighborhoods into vibrant centers for community members and visitors.

Goal #5 - Continue to work with all Essex County organizations and departments to ensure all

business issues are addressed (workforce training, business development, etc.). This task also includes participation on local community boards.

Measurement – Participation in boards, committees and the results of each

2025 Results:

- (1) Board participation
 - Regional Workforce Investment Board
 - Essex County Workforce Council
 - Regional Youth Counsel
 - Adirondack Harvest Committee
 - North Country Alliance Board
 - CV-TEC Division Advisory Council – Chairwoman Carol Calabrese
 - CV-TEC Business & Industry Education & Training Committee (Mineville)
 - NCCC Advisory Board
 - Lake Champlain/Lake George Regional Planning Board Loan Committee
 - Ticonderoga Economic Development Committee
 - Jay Economic Development Committee
- (2) Essex County Community Job Fair (May 2025): 47 businesses attending and displaying and approximately 300 attendees.
- (3) Next Move NY: held event at NCCC in Ticonderoga in partnership with Ti Chamber of Commerce.

Goal # 6 – Assist businesses with regulatory and permitting assistance in their new or expansion projects

Measurement – Quantity of businesses assisted in securing required permits

2025 Results: No permits were requested in 2025

Goal #7 – Assist non-profit and other eligible borrowers to obtain low interest tax-exempt bond financing

Measurement – Value of private investments and jobs created/retained as a result of secured financing

2025 Results: Began work with Columbia Development on the site selection of the new CV-TEC Mineville campus. IDA provided potential Essex County sites. CRC working with developer to finance the construction of the new campus.

Goal #8 – Marketing Essex County business opportunities to businesses interested in relocating or expanding to New York State

Measurement – Quantity of business contacts made, meetings attended with interested businesses and follow up conducted

2025 Results:

- (1) IDA has been actively marketing Essex County businesses and other programs on our

Facebook page. The IDA posts daily and has marketed numerous businesses over the year.

Goal #9 – Encourage private sector investment by providing incentives and other economic development services to spur eligible development projects.

Measurement – Value of new private investments, incentives approved, jobs created/retained

2025 Results:

- (1) Proposed affordable housing project by Regan Development project in Ticonderoga. Project was not selected in 2024 and resubmitted project for housing credits in 2025. IDA approved assistance includes a 30-year PILOT Agreement, mortgage recording tax abatement and sales tax exemption. The project consists of the new construction of a 2-story elevator building for families with 60 residential units on 5+- acre site located on Route 74.
- (2) Straight lease back incentives for the Hotel Westport. IDA provided sales and use tax exemption and a 10-year PILOT Agreement for the full renovation of the 1876 historic building also known as the Westport Hotel. The 10-room hotel will be redesigned to include 4 contemporary hotel suites with stylish, comfortable lodgings, a year round restaurant & bar serving upscale American food & bar food, and multiple private event spaces.

Goal #10 – Continued management of business/commerce parks within County

Measurement – Support of existing businesses within parks, construction of new facilities

2025 Results:

- (1) Moriah Business Park – IDA continued work with WhistlePig Rye on their expansion into the newly acquired 8 acres which included the construction of 7 new 14,000 sf building. To date, 7 of the 7 buildings have been constructed.
- (2) Moriah Business Park – IDA completed entrance to lot #11 as well as site clean up. IDA continued to work with Mineville’s CV-TEC classes on site work and stormwater management. IDA bid and awarded site work and concrete and plumbing contracts for 5,000 square foot building to be completed in spring 2026.
- (3) Chesterfield Commerce Park – IDA submitted application to NYS for Achieve NOW commercial/residential project. Site was not selected. IDA continuing to work with the Town to review proposed projects for the park as well as proposed housing mixed-use.

Additional Questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?
ANSWER: YES NO
2. Who has the power to appoint the management of the public authority?
ANSWER: The Essex County IDA Board of Directors
3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

ANSWER: YES NO

Employment at the Essex County IDA is determined by mutual consent. Both employee and employer have the right to terminate employment at any given time. Employment is at will.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

ANSWER: The Board (with participation from management) will develop the mission and continually evaluate and assess the goals and measurables to ensure the authority is meeting its mission. The management will work to implement the authority's mission and continually monitor the goals and objectives with measurables to define performance results to achieve the intended public purpose.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

ANSWER: YES NO

Approved by the Essex County IDA Board of Directors March 26, 2026