



**ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY**

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**Essex County IDA Board Meeting
July 10, 2026 at 9:00AM
7566 Court Street, Elizabethtown, NY**

Present: John Boyea
Jamie Rogers
James Bowen
Stephen McNally
Matthew Brassard
Matthew Courtright (Zoom)

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

Absent: Darren Darrah

Open of Meeting

Chairman Jamie Rogers opened the meeting at 9:06AM.

Approval of Minutes

1. June 5, 2026 Meeting Minutes

Motion #2026-48: A motion to approve the June 5, 2026 meeting minutes was made by Matthew Brassard and seconded by Jamie Rogers. James Bowen abstained. Motion passes.

Financial Services/Program

1. Revolving Loan Program
 - a. Monthly Loan Report
 - i. Paper & Pencil (Ticonderoga) – Business is 3 months in arrears. A letter and emails have been sent to all necessary business guarantors. The business is also in arrears with North Country Alliance. An email was received from Tom Cunningham noting that business has been quite busy and intends to begin paying down arrears next week. If payment is not received next week, the business will be asked to attend the next board meeting.
 - b. War Cannon Spirits (Crown Point) – Business has received an unsolicited offer for the building located at 30 Commerce Drive, Ticonderoga. The funds from the sale will be used to renovate the garage at 2849 Route 9 in Crown Point to relocate equipment for bottling line and distilling equipment. The house, also owned by War Cannon Spirits will add a walkout foundation to refurbish the cottage and allow for rental accommodation for the new

wedding venue. The business is requesting the Essex County IDA to release their collateral position on the 30 Commerce Drive, Ticonderoga to accommodate the sale. The Lake Champlain/Lake George Regional Planning Board is meeting next week to discuss this collateral position release as well and does not see an issue.

Motion #2026-49: A motion to approve War Cannon Spirit's request to release the Essex County IDA's position on the 30 Commerce Drive, Ticonderoga pending the approval of the Lake Champlain Lake George Regional Planning Board's approval was made by Matthew Brassard and seconded by James Bowen. All members were in favor.

c. Defederalization Request to USDA – No Update

2. Straight Lease Back Transactions

a. Regan Development (Ticonderoga) – In June of 2024, the Essex County IDA Board approved a Mortgage Recording Tax Abatement incentive in the amount of \$242, 500, Sales & Use Tax Exemption incentive in the amount of \$930,233 and a 30-year PILOT Agreement for the 60-unit low-income housing and daycare center in the Town of Ticonderoga. After two years, the project has secured funding and is moving toward closing. The new project information includes \$234,178 in Mortgage Recording Tax Abatement incentive, \$1,100,000 Sales & Use Tax Exemption incentive and the projected fixed Payment 30-year PILOT Agreement at \$1,715,032. The Town of Ticonderoga Assessor has reviewed the project and has established the final assessed value of \$1,715,032 for the low-income housing as per NYS real property tax law. The daycare center for the project has been cancelled as local daycares in the area are struggling to stay open. The job projection for the housing is expected to be 2 management positions and 2 supportive staff positions. The projected 20 staff positions for the daycare center will be omitted. There is no use for the proposed commercial space at this time. The business is hoping to close on the project in the fall of 2026 and begin construction in the spring of 2027. Total project remains at \$29,417,788 unchanged.

Motion #2026-50: A motion to approve update on the Regan Development project from the original June 2024 approval from Mortgage Recording Tax Abatement incentive in the amount of \$242, 500, Sales & Use Tax Exemption incentive in the amount of \$930,233 and a 30-year PILOT Agreement to \$234,178 in Mortgage Recording Tax Abatement incentive, \$1,100,000 Sales & Use Tax Exemption incentive and the projected fixed Payment PILOT Agreement at \$1,715,032 with no daycare center was made by James Bowen and seconded by Jamie Rogers. All members were in favor.

b. Adirondack Gateway (North Hudson) – The business still working to secure financing for project. Presentation and inducement and public hearing completed. After business secures funding, presentation to Essex County Board of Supervisors will be next step.

Business Park Development

1. Moriah Business Park

- a. Lot #4 Building (High Peaks Hospice) – A water leak was reported last week. The air conditioning unit and drip pan somehow shifted and flooded sheetrock ceiling. Be Cool Air Conditioning (original contractor) was contacted and they will be scheduled to reposition the unit and drip tray next week. Scalzo Construction completed demolition of the sheetrock ceiling to allow access to unit.
- b. Lot #11 Construction – The floor is done along with the in-floor water and sewer. The water line additional work was added to site contract and water line ran to Plank Road. Town of Moriah water/Sewer Department will complete hook up. Jody met with CV-TEC Building Trades instructor and they do not want to participate in construction of the frame and roof for the 5,000 sf building but would be interested in finishing inside work (sheetrock & electrical). Jody spoke with AES Northeast and they will be preparing a competitive bid package for the framing and roof work at prevailing wage rates. AES Northeast should have package ready by the end of July. The Essex County IDA will bid project and ask for substantial completion by December 31, 2026.

2. Chesterfield Commerce Park – No Update

Business Development

1. Marketing/Internet Based Monthly Report – No Comments

2. Grant Administration

a. Town of Jay Micro-Enterprise Program

- i. Round 3 Update – One application was received. The Meadow Farmstead requested \$35,000 in grant funds. The Grant Review Committee completed review and submitted their recommendations approving The Meadow Farmstead's request of \$35,000.

Motion #2026-51: A motion to approve the Town of Jay Micro-Enterprise Program Grant Review Committee's approval of \$35,000 to The Meadow Farmstead pending the Town of Jay Town Board approval was made by John Boyea and seconded by Matthew Brassard. All members were in favor.

- b. Town of Ticonderoga Micro Enterprise Program #2 – The IDA is waiting for the funds to be drawn down from businesses. Half of the businesses have started to draw down their funds. The businesses have until August 31, 2026 to complete.
- c. Town of Moriah Micro Enterprise Program – The IDA is waiting for the businesses to finish drawing down funds. One business has finished drawing down their funds. One business is putting together paperwork. The businesses have until August 31, 2026 to complete.
- d. Town of Willsboro RESTORE NY Program – The business continues to work on securing funding. Essex County IDA submitted extension letter to NYS

Empire State Development as the initial award letter noted the project must begin before August 19, 2026. NYS Empire State Development has approved extension to December 31, 2026.

- e. The Ticonderoga Area Community Nonprofit Microenterprise Grant & Empowerment Program – Carol has drafted the policy & application and will be sending to the IDA attorney for approval. The program, administered by both the Essex County IDA and the Ticonderoga Chamber supports two towns that are not in Essex County so the IDA will need to get the IDA Board's approval as well as the Essex County Board of Supervisors approval to work with the two towns outside of Essex County. The program is planned to be launched in the fall of 2026.

New Business

1. Schroon Lake Chamber Speed Networking Event – Carol & Jody attended the event in June along with 12 other agencies. The agencies had 10 minutes to explain how their agency could help businesses in Essex County. The IDA met with 6 different businesses. Businesses stated that the information was helpful and the event was largely a success.
2. May Financial Statements – No Comments
3. June Abstract for Payment

Motion 2026-52: A motion to approve the June Abstract for Payment was made by Matthew Brassard and seconded by John Boyea. All members were in favor.

4. FOIL Requests from Ticonderoga Residents – The Essex County IDA has received two FOIL requests. FOIL officer Jen Briggs has responded to the first letter received on June 30, 2026. A second FOIL request was received on July 9, 2026. Both FOIL requests are seeking information regarding the Town of Ticonderoga solar projects as well as any involvement the Essex County IDA may have in the proposed battery energy storage project. Jody compiled all of her project notes, information, conversations and documents in regards to both requests, which are not subject to FOIL and expressed her wish to release the information publicly. Jen Briggs, IDA attorney to review the information.
5. Next Meeting Date – August 14, 2026 at 9:00AM

Adjourn Meeting

Motion #2026-53: A motion to adjourn the meeting at 10:27AM was made by Matthew Brassard and seconded by Jamie Rogers. All members were in favor.