

Essex County IDA 2023 Comptroller's Report Summary

Champlain Valley Senior Center, Willsboro			
TOTAL PROJECT	\$7,390,767		
Employment Before IDA	2 FT		
Jobs to be Created	+30 FT (after year 3)		
Employment 2023	45 FT, 13 PT ■ NYS-45 verified		
Estimated Hourly Wage	\$20.95/hour		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value \$3,400,000 – Final Year of PILOT Agreement		
	Should Have Paid	Paid	Exemption Received
Town	\$14,861.79	\$13,836.22	\$1,025.57
County	\$10,408.25	\$9,367.43	\$1,040.82
School	\$32,474.72	\$31,758.37	\$716.35
Notes: 63 out of 65 rooms (97% occupancy)			

International Paper, Ticonderoga			
Employment Before IDA	Variable		
Jobs to be Created	Retention		
Employment 2023	626 FT, 1 PT Employment by Sylvamo North America LLC.		
Bond Issuance Year	1/01/2023 Balance	12/31/2023 Balance	Paid
2015	\$15,000,0000	\$0	\$15,000,000
2019	\$2,900,000	\$2,900,000	\$0

Saranac Lake at Will Rogers, North Elba			
Employment Before IDA	17 FT		
Jobs to be Created	Retention		
Employment 2023	17 FT, 10 PT, 1 S ■ NYS-45 verified		
Estimated Salary	\$34,828		
Liability Insurance	■ Received		
Bond Issuance Year	1/01/2023 Balance	12/31/2023 Balance	Paid
2005	\$4,645,000	\$4,520,000	\$125,000
Notes: At the end of 2023, the facility was leasing 62 out of 75 apartments (82% occupancy) which increased to 89% occupancy in March 2024.			

High Peaks Distributing, St. Armand			
TOTAL PROJECT	\$2,000,000		
Employment Before IDA	15 FT, 2 PT, 2 S		
Jobs to be Created	+5 FT, 2 PT, 2 S (after year 3)		
Employment 2023	39 FT, 3 PT ■ NYS-45 verified		
Estimated Salary	\$52,948.00		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value \$647,700 – Final Year of PILOT Agreement		
	Should Have Paid	Paid	Exemption Received
Town	\$5,535.74	\$4,672.38	\$863.36
County	\$3,367.25	\$3,018.98	\$348.27
School	\$5,848.57	\$4,969.75	\$878.82

Champlain Valley Milling, Willsboro			
TOTAL PROJECT	\$4,245,000		
Employment Before IDA	7 FT, 1 PT, 2 S		
Jobs to be Created	+ 3FT (after year 3)		
Employment 2023	6 FT, 0 PT ■ NYS-45 verified		
Annual Payroll	\$210,475.00		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value \$686,000 – Year 6 of PILOT 30% exempt town & county, 20% exempt school		
	Should Have Paid	Paid	Exemption Received
Town	\$3,529.75	\$2,744.99	\$784.76
County	\$2,406.15	\$1,727.16	\$678.99
School	\$7,507.39	\$6,112.89	\$1,394.50

Paradox Brewery, North Hudson			
TOTAL PROJECT	\$5,600,000		
Employment Before IDA	4 FT, 2 PT, 3 S		
Jobs to be Created	+ 10 FT (after year 3)		
Employment 2023	20 FT, 18 FT, 20 S ■ NYS-45 verified		
Estimated Salary	\$50,949		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value for town/county \$2,713,400 Assessed value \$2,674,200 – Year 3 of PILOT 50% exempt town & county, 55% exempt school		
	Should Have Paid	Paid	Exemption Received
Town	\$19,298.00	\$11,127.34	\$8,170.66
County	\$8,334.48	\$4,225.24	\$4,109.24
School	\$20,979.77	\$11,670.28	\$9,309.49
Notes: 2023 sales \$1.64 million in tasting room and \$1.2 million in production. 2022 sales were \$2.6 million total.			

Pre-Tech Plastics, Moriah			
TOTAL PROJECT	\$530,000		
Employment Before IDA	23 FT		
Jobs to be Created	+ 1 FT		
Employment 2023	22 FT, 1 PT ■ NYS-45 verified & letter provided		
Annual Salary	\$1,052,000		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value \$650,000 – Year 4 of PILOT 55% exempt town & county, 60% exempt for school		
	Should Have Paid	Paid	Exemption Received
Town	\$5,225.42	\$4,496.39	\$729.04
County	\$2,157.27	\$1,191.15	\$966.12
School	\$11,395.54	\$6,837.33	\$4,558.21
Note: NY operations grew considerably in 2023 (30%). Company grew from 17 employees to 22 presently and are interviewing for 3 more positions. Exceptional growth is estimated for 2024 to bring employment even higher.			

Trailhead Resort, Newcomb			
TOTAL PROJECT	\$1,003,200		
Employment Before IDA	0		
Jobs to be Created	+ 2 FT, 13 PT		
Employment 2023	1 FT, 3 PT ■ NYS-45 verified		
Estimated Salary	\$35,433.64		
Mortgage Recording	\$0		
Sales Tax Exemption	\$0		
Liability Insurance	■ Received		
Real Property Taxes	Assessed value for town/county \$850,000 Assessed value \$850,000 – Year 3 of PILOT 50% exempt town & county, 55% exempt for school		
	Should Have Paid	Paid	Exemption Received
Town	\$13,391.31	\$7,262.54	\$6,128.77
County	\$2,545.14	\$1,272.57	\$1,272.57
School	\$13,793.87	\$7,586.63	\$6,207.24

Dual Development, North Elba	
TOTAL PROJECT	\$36,023,500
Employment Before IDA	0
Jobs to be Created	+ 25 FT, 23 PT
Employment 2023	20 FT, 10 PT, 10S ■ NYS-45 verified
Estimated Salary	\$51,809
Mortgage Recording	\$0
Sales Tax Exemption Approved	Up to \$1,000,000
Sales Tax Exemption 2021	\$406.40
Sales Tax Exemption 2022	\$367,446
Sales Tax Exemption 2023	\$922,482
Liability Insurance	■ Received
# of Construction Jobs 2023	100
Note: Hotel opened on 10/18/2023 and occupancy has averaged around 30%.	

The Lodge at Schroon, Schroon Lake	
TOTAL PROJECT	\$20,428,371
Employment Before IDA	0
Jobs to be Created	+ 18 FT, 24 PT (Hay Creek Hotels)
Employment 2023	35 FT, 8 PT, 12 S ■ NYS-45 verified
Estimated Salary	\$90,000
Mortgage Recording	\$178,748
Sales Tax Exemption Approved	Up to \$575,000
Sales Tax Exemption 2022	\$29,238.52
Sales Tax Exemption 2023	\$221,683.02
Liability Insurance	■ Received

Notes: opened 6/19/2023, occupancy averaging approx. 33.58% at an average daily rate of \$188.13/night. Occupancy in an unproven market is a challenge but confident they can come within the 84% of targeted occupancy.

89 Greenwood Street, North Elba	
TOTAL PROJECT	\$27,198,339
Employment Before IDA	2 FT, 4 PT
Jobs to be Created	retention only
Employment 2022	2 FT, 3 PT, 1 S ■ NYS-45 verified
Annual Payroll	\$114,601.38
Mortgage Recording	\$215,712.50
Sales Tax Exemption Approved	Up to \$64,000
Sales Tax Exemption 2022	\$64,960.00
Notes: In 2022 approx. 50% of construction was completed including roof, parking lot, bathrooms, kitchens, retaining wall, window replacement and outdoor lighting.	