

Essex County IDA 2025 Comptroller's Report Summary

Saranac Lake at Will Rogers, North Elba			
Employment Before IDA	17 FT		
Jobs to be Created	Retention		
Employment 2025	17 FT, 12 PT ■ NYS-45 verified		
IDA Assistance Provided: ■ Taxable Bond Financing			
Bond Issuance Year	1/01/2025 Balance	12/31/2025 Balance	Paid
2005	\$4,390,000	\$4,225,000	\$165,000
Cook/Chef (FT)	\$23.19/hour plus benefits		
Wait Staff (FT)	\$18.29/hour		
Wait Staff (FT)	\$18.29/hour		
Wait Staff (FT)	\$18.29/hour		
Cook/Chef (FT)	\$23.19/hour plus benefits		
Maintenance Assistant (FT)	\$20.00/hour plus benefits		
Director Food Service (FT)	\$65,139 salary plus benefits		
Housekeeper (FT)	\$19.50/hour plus benefits		
Director Maintenance (FT)	\$61,419 salary plus benefits		
Director Activities (FT)	\$70,556 salary plus benefits		
Front Desk Supervisor (FT)	\$25.25/hour plus benefits		
2 Concierge (FT)	\$18.85/hour		
Activities Assistant (FT)	\$23.25/hour plus benefits		
Executive Director (FT)	\$133,726 salary plus benefits		
Housekeeping Supervisor (FT)	\$61,419 salary plus benefits		
2 Cook (PT)	\$18.55/hour plus benefits		
Marketing Director (FT)	\$61,419 salary plus benefits		
Business Administrator (PT)	\$33.65/hour		
2 Housekeepers (PT)	\$17.95/hour		
Housekeeper (FT)	\$19.50/hour		
3 Activities Assistant (PT)	\$17.40/hour		
3 Concierge (PT)	\$18.67/hour		
Liability Insurance	■ Received		
Notes: Monthly occupancy averaged 79%-92% with average at 85% out of 75 apartments.			

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)
Last reporting received for 2023 noted 6 FT employees.	
IDA notified on 12/10/2024 of business closure.	
IDA Assistance Provided: ■ Tax-Exempt Bond Financing ■ Sales Tax Exemption (Approved \$142,315.64, Used \$223,374.35) ■ Mortgage Recording Tax Abatement (Approved \$38,863.09, Used \$62,500) ■ PILOT Agreement (10-year Schedule A effective 2018)	
Real Property Taxes	Assessed value \$720,000. As of 3/16/2026 outstanding Town & County \$6,134.97

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 2025		24 FT, 15 PT ■ NYS-45 verified	
IDA Assistance Provided: ■ Sales Tax Exemption (Approved \$170,320, Used \$172,539) ■ Mortgage Recording Tax Abatement (Approved \$32,000, Used \$33,895) ■ PILOT Agreement (10-year Schedule A effective 2018)			
Liability Insurance		■ Received	
Real Property Taxes	Assessed value \$2,832,600 Year 5 of PILOT 40% exempt town & county, 30% exempt school		
	Should Have Paid	Paid	Exemption Received
Town	\$20,208.57	\$13,002.67	\$7,205.90
County	\$9,159.95	\$5,495.97	\$3,663.98
School	\$23,179.37	\$15,066.59	\$8,112.78
Marketing (FT)		\$57,000 salary	
Director of Operations (FT)		\$110,000 salary plus benefits	
Brewer (FT)		\$25.00/hour	
11 Servers (PT)		\$10.70/hour	
Brewer (FT)		\$23.00/hour	
Kitchen (PT)		\$16.50/hour	
2 Kitchen (FT)		\$19.00hour	
Kitchen (FT)		\$20.00/hour plus benefits	
Kitchen (PT)		\$16.50/hour	
Kitchen (FT)		\$21.00/hour	
Sales (FT)		\$65,000 salary plus benefits	
Kitchen (FT)		\$16.50/hour	
Maintenance (FT)		\$65,000 salary	
Logistics (FT)		\$63,000 salary	

Kitchen (PT)	\$17.50/hour
Sales (FT)	\$65,000 salary plus benefits
Sales (FT)	\$75,000 salary
Maintenance (FT)	\$65,000 salary
Operations (FT)	\$65,000 salary plus benefits
Maintenance (FT)	\$21.00/hour
Production (FT)	\$18.00/hour
Maintenance (FT)	\$25.00/hour
Notes: 2025 strengthened its role in regional production. Invested in process improvements and efficiencies. Added brewing and packaging for partner brands which help protect existing jobs. 2026: looking to add new partner brands and improve energy efficiency at facility.	

Pre-Tech Plastics, Moriah			
TOTAL PROJECT		\$530,000	
Employment Before IDA		23 FT	
Jobs to be Created		+ 1 FT	
Employment 2025		23 FT ■ NYS-45 verified	
IDA Assistance Provided: ■ PILOT Agreement (10-year Schedule B effective 2019)			
Liability Insurance		■ Received	
Real Property Taxes	Assessed value \$650,000 – Year 6 of PILOT 35% exempt town & county, 30% exempt for school		
	Should Have Paid	Paid	Exemption Received
Town	\$6,808.11	\$4,993.10	\$1,815.01
County	\$2,643.24	\$1,718.11	\$925.13
School	\$10,035.88	\$7,025.12	\$3,010.76
Shop Manager (FT)		\$90,000 salary plus benefits	
6 Bench & Assembly (FT)		\$21.00/hour - \$24.50/hour plus benefits	
8 CNC Mills (FT)		\$26.50/hour - \$31.63/hour plus benefits	
Custodial/Maintenance (FT)		\$27.50/hour plus benefits	
NDT (FT)		\$25.00/hour plus benefits	
5 Inspection (FT)		\$24.50/hour - \$36.00/hour plus benefits	
2 CNC Lathes (FT)		\$20.50/hour & \$27.50/hour plus benefits	
Manuals (FT)		\$29.00/hour plus benefits	
Programming (FT)		\$38.50/hour plus benefits	
Shipping & Receiving (FT)		\$31.50/hour plus benefits	
Note: Sales were steady in 2025 and expected to grow in 2026 adding an additional 1-2 positions.			

The Lodge at Schroon, Schroon Lake	
TOTAL PROJECT	\$25,414,938
Employment Before IDA	0
Jobs to be Created	+ 18 FT, 24 PT (3 rd Party Operator)
Employment 2025	35 FT, 5 PT ■ NYS-45 verified
IDA Assistance Provided:	

■ Sales Tax Exemption (Approved \$575,000, Used \$250,921.54)			
■ Mortgage Recording Tax Abatement (Approved \$178,748, Used \$176,575)			
■ PILOT Agreement (10-year PILOT effective 2024)			
Liability Insurance		■ Received	
Real Property Taxes		Fixed Assessment \$4,573,500, New Assessment \$5,868,600	
	Should Have Paid	Paid	Exemption Received
Town	\$20,652.61	\$6,564.10	\$14,088.51
County	\$15,551.79	\$3,423.59	\$12,128.20
School	\$29,149.59	\$8,313.64	\$20,835.95
Managing Director (FT)		\$160,000 salary plus benefits	
Human Resource Manager (FT)		\$78,749 salary plus benefits	
Bookkeeper (FT)		\$59,987 salary plus benefits	
Director of Sales (FT)		\$111,650 salary plus benefits	
2 Events & Meeting Manger (FT)		\$60,000 salary plus benefits	
Sales Office Manager (FT)		\$54,080 salary plus benefits	
Marketing Manager (FT)		\$72,800 salary plus benefits	
Rooms Division Manager (FT)		\$80,000 salary plus benefits	
Front Desk Manager (FT)		\$60,500 salary plus benefits	
Reservations Supervisor (FT)		\$50,960 salary plus benefits	
Front Desk/Night Audit (FT)		\$41,600 salary	
Night Audit (PT)		\$47,840 salary	
Housekeeping Manager (FT)		\$60,500 salary plus benefits	
2 Housekeeping Supervisors (FT)		\$47,840 salary plus benefits	
Housekeeper (FT)		\$41,600 salary plus benefits	
Public Area Lead (FT)		\$47,840 salary plus benefits	
2 Laundry (FT)		\$37,440 salary plus benefits	
F& B Director (FT)		\$100,000 salary plus benefits	
Chef de Cuisine (FT)		\$90,000 salary plus benefits	
Restaurant Manager (PT)		\$39,000 salary	
Sous Chef (FT)		\$74,000 salary plus benefits	
Line Cook (FT)		\$46,800 salary plus benefits	
Line Cook (PT)		\$44,720 salary plus benefits	
Dishwasher (PT)		\$22,464 salary	
Bar Supervisor (PT)		\$42,848 salary	
Bartender (FT)		\$33,280 salary plus benefits	
2 Lead Servers (FT)		\$42,848 salary plus benefits	
Chief Engineer (FT)		\$89,600 salary plus benefits	
Maintenance (FT)		\$57,782 salary plus benefits	
Maintenance (FT)		\$51,355 salary plus benefits	
Maintenance (FT)		\$49,275 salary plus benefits	
Notes: Olympia Hotel Management took over in February 2024 who manages three other hotels. Prime time occupancy is mid-June to Mid-August with group/business/events September-October. Olympia is trying to pick up occupancy over school breaks January-March.			
Occupancy Per Month 2024:		Occupancy Per Month 2025:	
18% January (337 rooms booked)		30% January (647 rooms booked)	
41% February (923 rooms booked)		39% February (822 rooms booked)	

16% March (416 rooms booked) 23% April (560 rooms booked) 33% May (1,001 rooms booked) 52% June (1,654 rooms booked) 66% July (2,192 rooms booked) 79% August (2,626 rooms booked) 50% September (1,490 rooms booked) 43% October (1,179 rooms booked) 21% November (473 rooms booked) 32% December (747 rooms booked) Average monthly occupancy = 42% = 13,598 rooms	12% March (295 rooms booked) 15% April (367 rooms booked) 34% May (1,021 rooms booked) 41% June (1,314 rooms booked) 74% July (2,480 rooms booked) 80% August (2,635 rooms booked) 47% September (1,377 rooms booked) 50% October (1,422 rooms booked) 26% November (683 rooms booked) 25% December (653 rooms booked) Average monthly occupancy = 39% = 13,716 rooms
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Champlain Hudson Power Express, Lake Champlain	
Jobs to be Created	0
IDA Assistance Provided: ■ Sales Tax Exemption Approved \$22,364,953, Used \$10,259,688.65 2024 + \$3,329,015 2025 = \$13,588,703.65 ■ Mortgage Recording Tax Abatement (Approved \$2,760,000, Used \$0) ■ PILOT Agreement (30-year PILOT effective upon completion)	
Notes: Submarine installation of cable occurred in Essex County during 2025 with minimal activity proposed for 2026. Total completion of project projected June 2026. The cable barge averaged 62 employees with an additional crane/support barge averaged 21 employees.	

Lucky Cats Hospitality Group, Westport			
TOTAL PROJECT		\$1,500,000	
Employment Before IDA		0	
Jobs to be Created		+ 10 FT, 10 PT, 5 S	
Employment 2025		0	
IDA Assistance Provided: ■ Sales Tax Exemption (Approved \$68,000, Used \$0) ■ PILOT Agreement (10-year PILOT effective upon completion)			
Liability Insurance		☐ Received	
Real Property Taxes		Existing Assessment \$162,500	
	Should Have Paid	Paid	Exemption Received
Town	\$1,012.88	\$1,012.88	No PILOT yet
County	\$431.31	\$431.31	No PILOT yet
School	\$1,748.06	\$1,748.06	No PILOT yet
Notes: Due to scheduling conflicts with local contractors only demo work was completed in 2025. Structural work began in January 2026.			