ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY

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Essex County IDA Regular Board Meeting
October 23, 2026 at 9:00AM
7566 Court Street, Elizabethtown, NY

Present:	John Boyea (Zoom) Jamie Rogers James Bowen (Zoom) Matthew Courtright (Zoom) Stephen McNally Matthew Brassard	**Also Present:**	Jody Olcott Carol Calabrese Jen Briggs (Zoom) Sarah LaFountain Matt Moses (CHPE)
Absent:	Darren Darrah		

Open of Meeting
Chairman Jamie Rogers opened the meeting at 9:02AM.

Approval of Minutes

1. August 14, 2026 Meeting Minutes

Motion #2026-66: A motion to approve the August 14, 2026 meeting minutes was made by Matthew Brassard and seconded by John Boyea. All members were in favor.

2. September 4, 2026 Special Meeting Minutes

Motion #2026-67: A motion to approve the September 4, 2026 special meeting minutes was made by Matthew Brassard and seconded by James Bowen. All members were in favor.

3. September 18, 2026 Meeting Minutes

Motion #2026-68: A motion to approve the September 18, 2026 meeting minutes was made by Matthew Brassard and seconded by Matthew Courtright. All members were in favor.

4. September 28, 2026 Special Meeting Minutes

Motion #2026-69: A motion to approve the September 28, 2026 special meeting minutes was made by Matthew Brassard and seconded by Jamie Rogers. All members were in favor.

Financial Services/Program

1. Revolving Loan Program
    a. Monthly Loan Report
        i. Lake Property Two (North Elba) – There has been a mix up with the checks. The County has received two of the loan payment checks and

deposited them by mistake for occupancy tax payments. Working to correct issue.

ii. Paper & Pencil (Ticonderoga) - Carol met with Tom Cunningham for the semi-annual site visit last week. Business stated they are current with vendors and other lending agencies except IDA and NCA, previous AEDC loan paid off. The business is currently for sale. If it does not sell in the next 6 months, business and realtor will re-evaluate and lower price. The business has reduced their winter operating hours to Friday through Tuesday. Currently the business is in default and June through October payments are due to IDA. The board is requiring the business to attend the November board meeting to discuss restructuring the loan and submit proposed plan prior to meeting.

b. War Cannon Spirits (Ticonderoga) – The sale of the building located at 30 Commerce Drive in Ticonderoga has closed.

2. Straight Lease Back Transactions
   a. Peaks @ Lake Placid (North Elba) – No Update
   b. Regan Development (Ticonderoga) – The closing is proposed for November 13, 2026.
   c. Adirondack Gateway (North Hudson) – The business continues to work securing financing. All environmental agencies have reviewed project and the business is in the permitting stages for stormwater and septic. Adirondack Gateway has secured franchise with Dunkin Donuts and is working with Jimmy Johns.
   d. CRC Project: CIDC Essex/BOCES (Moriah) – The project financing has closed. Sitework has begun.
   e. CHPE Project (Essex County) – Matt Moses joined the meeting and explained that this has been done in other communities. Tax jurisdictions have signed all necessary documents and year 1 payments will begin November 30, 2026.

Motion #2026-70: WHEREAS CHPE LLC, a limited liability company organized under the laws of the State of New York, (the "Company") submitted an application to the Agency requesting that the Agency undertake a project (the "Project") consisting of: (a)(1) the acquisition of an interest in the Company's interim permit and easement issued by the New York State Office of General Services ("OGS") in relation to submerged State-owned land anticipated to be located in the Towns of Chesterfield, Willsboro, Essex, Westport, Moriah, Crown Point and Ticonderoga, Essex County, New York (collectively, as may be supplemented from time to time, the "Land"), (2) the acquisition of certain machinery and equipment, including two five-inch diameter high-voltage direct current ("HVDC") transmission cables (collectively, the "Equipment"), and (3) the construction, installation and equipping on or under the Land of a fully-buried, up to 1,250-megawatt ("MW") HVDC electric transmission line and related infrastructure (the "Improvements", and together with the Land and Equipment, the "Project Facility"), all of the foregoing for use by the Company as a portion of an electric transmission line from the U.S.-Canada border to New York City, (b) the granting of certain "financial assistance" (within the meaning of Section

854(14) of the General Municipal Law) with respect to the foregoing, including exemptions from sales and use taxes, mortgage recording taxes, and real property taxes for the Project Facility (but not including special district taxes) (collectively, the "Financial Assistance"); and (c) the lease of the Project Facility by the Agency back to the Company; all as contemplated by and in furtherance of the purposes of the General Municipal Law; and **WHEREAS** in order to induce the Company to develop the Project Facility and in order to provide the Financial Assistance to the Company, the Agency and the Company entered into a straight lease transaction (the "Straight Lease Transaction") pursuant to that certain Company Lease, dated as of November 1, 2021 (as supplemented from time to time, the "Company Lease"), and that certain Agency Lease, dated as of November 1, 2021 (as supplemented from time to time, the "Agency Lease"); and **WHEREAS** in connection with the Straight Lease Transaction, and the Company Lease and Agency Lease the Company and Agency entered into a payment in lieu of tax ("PILOT") agreement, dated as of November 1, 2021 (the "Original PILOT Agreement"); and **WHEREAS** the Original PILOT Agreement stated that the "affected tax jurisdictions" (as such term is defined in the Act) with respect to the Project were anticipated to include Essex County (the "County"), the Town of Chesterfield ("Chesterfield"), the Town of Willsboro ("Willsboro"), the Town of Essex ("Essex"), the Town of Westport ("Westport"), the Town of Moriah ("Moriah"), the Town of Crown Point ("Crown Point"), the Town of Ticonderoga ("Ticonderoga", and together with Chesterfield, Willsboro, Essex, Westport, Moriah, and Crown Point, the "Towns"), the Ausable Valley Central School District ("Ausable CSD"), the Willsboro Central School District ("Willsboro CSD"), the Boquet Valley Central School District ("Boquet CSD"), the Moriah Central School District ("Moriah CSD"), the Crown Point Central School District ("Crown Point CSD"), and the Ticonderoga Central School District ("Ticonderoga CSD", and together with Ausable CSD, Willsboro CSD, Boquet CSD, Moriah CSD, Crown Point CSD, the "School Districts") (the County, the Towns and the School Districts, the "Affected Tax Jurisdictions"); and **WHEREAS** the Company and the Agency have agreed that the Affected Tax Jurisdictions remain the affected tax jurisdictions, as defined by Section 854 of the General Municipal Law, as of the date of this resolution; and **WHEREAS** the Affected Tax Jurisdictions and the Company, in place of PILOT payments under the Original PILOT Agreement, have agreed to recognize the location of otherwise taxable improvements within the jurisdictional boundaries of the Affected Tax Jurisdictions by having the Company make host community agreement payments (the "HCA Payments") to the Affected Tax Jurisdictions pursuant to a host community agreement between the Company and the Affected Tax Jurisdictions, dated as of December 1, 2025 (the "Host Community Agreement"); and **WHEREAS** in connection with the Company's agreement to make HCA Payments pursuant to the Host Community Agreement, each Affected Tax Jurisdiction, by resolution of its governing board or body, has agreed to waive its respective share of PILOT payments that might otherwise be forthcoming and to therefore withdraw from the Original PILOT Agreement; and **WHEREAS** the Company and Agency desire to amend the Original PILOT Agreement to reflect the withdrawal of each Affected Tax Jurisdiction from the Original PILOT Agreement and waiver of each Affected Tax Jurisdiction's entitlement to receive PILOT payments with respect to the Project Facility pursuant to an Amended and Restated PILOT Agreement (the "Amended and Restated PILOT Agreement").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. **Approval.** The form of Amended and Restated PILOT Agreement presented to this

meeting and attached hereto as Exhibit A, is hereby approved, with such changes, variations, omissions and insertions as the officer executing the same shall approve.

Section 2. **Authorization to Execute.** The Chairman (or Vice Chairman) of the Agency is hereby authorized to execute and deliver the Amended and Restated PILOT Agreement on behalf of the Agency, and the Secretary is hereby authorized to attest the same, if required. Section 3. **Further Actions**. The officers, employees and agents of the Agency are hereby authorized and directed, for and in the name and on behalf of the Agency, to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency. Section 4. **Effective Date.** This Resolution shall take effect immediately. This motion was made by Jamie Rogers and seconded by Matthew Brassard. All members were in favor.

Matthew Courtright stepped away from meeting at 9:26 AM.

Business Park Development

1. Moriah Business Park
    a. Lot #4 Building – High Peaks Hospice – No issues
    b. Lot #11 Construction – Pre-construction meeting with the general contractor and electrician yesterday, they are hoping to be on-site within the next two weeks. The site is busy with the ongoing sewer project. Substantial completion date is January 14, 2027.
    c. Chesterfield Commerce Park – No update. The last meeting with the Town and Adirondack Roots was cancelled and has not been rescheduled.

Matthew Courtright returned to meeting at 9:36AM.

Business Development

1. Marketing/Internet Based Monthly Report – No comments
2. Grant Administration
    a. Essex County Agriculture & Producers Grant – The grant closes out on December 31, 2026. The IDA staff is conducting their last set of site visits. One was held on October 22, 2026 and the last 7 are scheduled for October 29, 2026.
    b. Town of Jay Micro-Enterprise Program – Training class was held on October 16, 2026. One business was in attendance. Application is due November 16,

2026. The contract between the state and the Town of Jay expires on July 27, 2027.

c. Town of Ticonderoga Micro-Enterprise Program #2 – The IDA staff will be scheduling semi-annual site visits before December 31, 2026.
d. Town of Moriah Micro Enterprise Program – The IDA staff will be scheduling semi-annual site visits before December 31, 2026.
e. Town of Willsboro RESTORE NY Program – No update
f. Ticonderoga Nonprofit Microenterprise Grant & Empowerments Program – The Chamber of Commerce needs to review draft documents provided by IDA. Program is scheduled to open in early 2027.

New Business

1. September Financial Statements – No comments
2. 2027 County Budget Request Update – The county capped budget increase requests at 4% for contract agencies. IDA was notified their increase was less than 1%. Asking the County for further clarification.
3. October Abstract for Payment

Motion #2026-71: A motion to approve the October Abstract for Payment was made by Matthew Brassard and seconded by Jamie Rogers. All members were in favor.

4. Next Meeting Date – November 20, 2026 at 9:00AM.

Adjourn

Motion #2026-72: A motion to adjourn the meeting at 9:50 AM was made by Matthew Brassard and seconded by Jamie Rogers. All members were in favor.