

Essex County IDA

2024 Comptroller's Report Summary

International Paper, Ticonderoga			
Employment Before IDA	Variable		
Jobs to be Created	Retention		
Employment 2024	627 FT by Sylvamo North America LLC.		
IDA Assistance Provided:			
■ Tax-Exempt Bond Financing			
Bond Issuance Year	1/01/2024 Balance	12/31/2024 Balance	Paid
2019	\$2,900,000	\$0	\$2,900,000
This will be the last reporting year for this project.			

Saranac Lake at Will Rogers, North Elba			
Employment Before IDA	17 FT		
Jobs to be Created	Retention		
Employment 2024	17 FT, 13 PT ■ NYS-45 verified		
IDA Assistance Provided:			
■ Taxable Bond Financing			
Bond Issuance Year	1/01/2024 Balance	12/31/2024 Balance	Paid
2005	\$4,520,000	\$4,390,000	\$130,000
Cook/Chef (FT)	\$19.05/hour plus benefits		
Wait Staff (FT)	\$18.00/hour plus benefits		
Wait Staff (FT)	\$16.80/hour plus benefits		
Cook/Chef (FT)	\$24.00/hour plus benefits		
Maintenance Assistant (FT)	\$19.50/hour plus benefits		
Director Food Service (FT)	\$62,000 salary plus benefits		
Housekeeper (FT)	\$18.50/hour plus benefits		
Director Maintenance (FT)	\$58,458 salary plus benefits		
Director Activities (FT)	\$67,157 salary plus benefits		
Front Desk Supervisor (FT)	\$24.00/hour plus benefits		
Concierge (FT)	\$17.35/hour plus benefits		
Director Community Relations (FT)	\$58,458 salary plus benefits		

Concierge (FT)	\$18.40/hour plus benefits
Activities Assistant (FT)	\$22.05/hour plus benefits
Executive Director (FT)	\$127,287 salary plus benefits
Wait Staff (FT)	\$17.05/hour plus benefits
Housekeeping Supervisor (FT)	\$58,458 salary plus benefits
Activities Assistant (PT)	\$16.84/hour
Concierge (PT)	\$18.35/hour
Business Administrator (PT)	\$32.00/hour
Concierge (PT)	\$17.25/hour
3 Housekeepers (PT)	\$17.00/hour
Activities Assistant (PT)	\$16.65/hour
Activities Assistant (PT)	\$16.35/hour
Cook/Chef (PT)	\$18.30/hour
Concierge (PT)	\$18.10/hour
Concierge (PT)	\$17.50/hour
Concierge (PT)	\$16.50/hour
Liability Insurance	■ Received
Notes: Started year with 62 out of 75 apartments occupied and ended 2024 with 64 out of 75 apartments occupied. Summer occupancy rose to 70 apartments.	

High Peaks Distributing, St. Armand			
TOTAL PROJECT	\$2,000,000		
Employment Before IDA	16 FT		
Jobs to be Created	+ 7 FT (after year 3)		
Employment 2024	39 FT ■ NYS-45 verified		
IDA Assistance Provided:			
■ Sales Tax Exemption (Approved \$74,000, Used \$92,530.07)			
■ PILOT Agreement (10-year Schedule B effective 2015)			
Liability Insurance	■ Received		
Real Property Taxes	Assessed value \$647,700 – Final Year of PILOT Agreement		
	Should Have Paid	Paid	Exemption Received
Town	\$3,087.03	\$2,820.70	\$266.33
County	\$1,920.59	\$1,728.53	\$192.06
School	\$5,977.38	\$5,678.51	\$298.67
13 Drivers (FT)	\$650,080.39 total annual payroll plus benefits		
6 Warehouse (FT)	\$306,403.52 total annual payroll plus benefits		

17 Sales (FT)	\$1,026,291.76 total annual payroll plus benefits
3 Office (FT)	\$177,712.11 total annual payroll plus benefits
This will be the last reporting year for this project. PILOT Agreement ended and Termination of Project Lease Agreement filed at Essex County Clerk's Office March 2025.	

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: <ul style="list-style-type: none"> ■ 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 2/28/2025 outstanding 2025 Town & County Tax Bill = \$4,860.58
Project did not submit requested annual reporting information.	

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 2024	21 FT, 12 FT ■ NYS-45 verified		
IDA Assistance Provided: <ul style="list-style-type: none"> ■ 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 4 of PILOT 45% exempt town & county, 40% exempt school		
	Should Have Paid	Paid	Exemption Received
Town	\$19,669.60	\$11,735.58	\$7,934.02
County	\$8,515.24	\$4,736.72	\$3,778.52
School	\$21,846.94	\$13,224.74	\$8,622.20
Packaging (FT)	\$52,500 salary plus benefits		
Wastewater Operator (FT)	\$20.00/hour plus benefits		
Marketing (FT)	\$53,000 salary		
Director of Operations (FT)	\$110,000 salary plus benefits		

Brewer (FT)	\$23.00/hour plus benefits
Packaging (FT)	\$15.50/hour
Head Chef (FT)	\$65,000 salary plus benefits
Sales (FT)	\$60,000 salary plus benefits
Cook (PT)	\$16.50/hour
Maintenance (FT)	\$65,000 salary
Tasting Room Supervisor (FT)	\$65,000 salary plus benefits
Packaging (FT)	\$23.00/hour plus benefits
Cook (PT)	\$17.50/hour
Head Sales (FT)	\$75,000 salary
Sales (FT)	\$60,000 salary plus benefits
Cook (FT)	\$17.50/hour
Maintenance (FT)	\$20.00/hour
Notes: 2024 included minimal sales increase and a continued struggle for employees and increase in costs. Business will be exploring an operations evaluation in 2025 to evaluate business feasibility with rising costs.	

Pre-Tech Plastics, Moriah			
TOTAL PROJECT	\$530,000		
Employment Before IDA	23 FT		
Jobs to be Created	+ 1 FT		
Employment 2024	26 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 5 of PILOT 40% exempt town & county, 35% exempt for school	
	Should Have Paid	Paid	Exemption Received
Town	\$6,808.85	\$4,735.79	\$2,073.06
County	\$2,406.77	\$1,444.06	\$962.71
School	\$11,308.63	\$7,350.62	\$3,958.01
Shop Management (FT)	\$88,046 salary plus benefits		
9 Bench Assistance (FT)	\$233,916 total payroll plus benefits		
4 Inspection (FT)	\$180,143 total payroll plus benefits		
5 Shipping/Receiving (FT)	\$138,653 total payroll plus benefits		
Customer Programmer (FT)	\$85,673 salary plus benefits		
Manuals (FT)	\$56,641 salary plus benefits		
5 CNC Lathes (FT)			
Note:			

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 2024		42 FT, 4 PT ■ NYS-45 verified	
IDA Assistance Provided:			
<ul style="list-style-type: none"> ■ 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		Assessed value \$4,573,500	
	Should Have Paid	Paid	Exemption Received
Town	\$43,746.94	\$43,746.94	PILOT NOT EFFECTIVE
County	\$11,466.02	\$11,466.02	PILOT NOT EFFECTIVE
School	\$28,570.16	\$8,313.64	\$20,256.53
Managing Director (FT)		\$160,000 salary plus benefits	
Human Resource Manager (FT)		\$78,728 salary plus benefits	
Bookkeeper (FT)		\$59,987 salary plus benefits	
Director of Sales (FT)		\$111,650 salary plus benefits	
2 Sales Manager (FT)		\$65,000 salary plus benefits	
Sales Coordinator (FT)		\$53,560 salary plus benefits	
Marketing Manager (FT)		\$72,800 salary plus benefits	
Marketing Coordinator (FT)		\$49,275 salary plus benefits	
Room Division Manager (FT)		\$75,000 salary plus benefits	
Front Desk Manager (FT)		\$60,000 salary plus benefits	
Front Desk Agent (FT)		\$41,600 salary plus benefits	
Reservations Agent (FT)		\$46,446 salary plus benefits	
Night Audit (FT)		\$47,133 salary plus benefits	
Night Audit (PT)		\$17,996 salary	
Housekeeping Manager (FT)		\$60,000 salary plus benefits	
2 Housekeeping Supervisors (FT)		\$47,480 salary plus benefits	
Housekeeper (FT)		\$38,106 salary plus benefits	
Public Lands Lead (FT)		\$41,600 salary plus benefits	
2 Laundry (FT)		\$37,440 salary plus benefits	
F & B Director (FT)		\$116,730 salary plus benefits	
Executive Chef (FT)		\$119,600 salary plus benefits	
F & B Manager (FT)		\$68,682 salary plus benefits	
Sous Chef (FT)		\$69,628 salary plus benefits	
Chef Tournade (PT)		\$34,684 salary	
Lead Line Cook (FT)		\$47,133 salary plus benefits	
3 Line Cooks (FT)		\$42,848 salary plus benefits	
Line Cook (PT)		\$30,763 salary	
2 Dishwashers (FT)		\$37,440 salary plus benefits	
Bar Supervisor (PT)		\$31,065 salary	

Bartender (FT)	\$34,278 salary plus benefits
2 Lead Servers (FT)	\$42,848 salary plus benefits
2 Servers (FT)	\$27,040 salary plus benefits
Director of Facilities (FT)	\$89,617 salary plus benefits
Chief Engineer (FT)	\$83,200 salary plus benefits
4 Maintenance (FT)	\$51,953 salary plus benefits
<p>Notes: Olympia Hotel Management took over in February 2024 who manages two 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.</p> <p>Occupancy Per Month: 18% January (337 rooms booked) 41% February (923 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)</p> <p>Average monthly occupancy = 42% = 13,598 rooms</p>	

Champlain Hudson Power Express, Lake Champlain	
Jobs to be Created	0
<p>IDA Assistance Provided:</p> <ul style="list-style-type: none"> ■ Sales Tax Exemption (Approved \$22,364,953, Used \$10,259,688.65) ■ Mortgage Recording Tax Abatement (Approved \$2,760,000, Used \$0) ■ PILOT Agreement (30-year PILOT effective upon completion) 	
<p>Notes: Submarine installation of cable occurred in Essex County in Fall 2024. The cable barge averaged 62 employees with an additional crane/support barge averaged 21 employees.</p>	