

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

OVAL WOOD DISH TUPPER LAKE LLC PROJECT

Tuesday, March 24, 2026 at 6:00 p.m.
Tupper Lake Police and Fire Department
21 Santa Clara Avenue, Tupper Lake, New York 12986

ATTENDANCE LIST:

Jeremy Evans, AICP, Chief Executive Officer
Rachel Karp, Operations Manager
Clyde Rabideau, IDA Board Member
Eric Shaheen, IDA Board Member
**See attached for full attendance list.*

CALL TO ORDER: Jeremy Evans opened the hearing at 6:00pm.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the County of Franklin Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of **OVAL WOOD DISH TUPPER LAKE LLC** (the “Company”).

The Agency published a Notice of Public Hearing in the *Adirondack Daily Enterprise* and mailed a copy of the Notice of Public Hearing to each affected taxing jurisdiction. An Affidavit of Publication and Proof of Mailing are attached.

DISCUSSION:

Jeremy Evans read a description of the Project, as follows:

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the “Land”, being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the

“Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

It is contemplated that the Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will own and operate the Facility during the term of the leases. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the Project, (b) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project, and (c) a partial real property tax abatement structured through a PILOT Agreement. The foregoing Financial Assistance and the Agency’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the County of Franklin.

AGENCY COST-BENEFIT ANALYSIS:

Based upon information provided by the Company in its Application, the Project will involve an approximately \$46,090,425 capital investment by the Company, along with the payment of new revenues for the benefit of the affected taxing jurisdictions. The Agency estimates the following amounts of financial assistance to be provided to the Company:

Agency Cost Benefit Analysis attached.

PUBLIC COMMENT:

Paul Maroun: Good evening, I'm a former mayor and former county legislator, and I was involved in bringing this group here. I've seen their operations in Utica and Syracuse, and their fine apartments and condos that they've developed over the years. Why did I want to have this developed? The biggest thing I've heard over my years in office, the biggest blight in Tupper Lake is the Oval Wood Dish factory. What are we going to do with it? I don't think there's anybody here or any group or construction company that would want to tear that building down. The way it's built, reinforced cement, it would be millions of dollars. We also have people across the area from it, on the water side who are looking at building, and who want to buy condos. Or who would want to go into a hotel business when you have a dilapidated factory. We have to do something with that factory in Tupper Lake, and these folks are making an offer to do it. I understand that people don't like pilots, but it's an incentive that's used across the state, in

Vermont and in other states to bring developers into the area. Yes, they're not paying as much, but in the long run, if we are able to get this operation running the way it should be. You may have that... not only that 70-unit development and the commercial development. But you may have a development on the backside, which is condos on the nature walk. And you will then have, hopefully, condos or a hotel on the water side. This will increase our tax base dramatically. We have to eliminate that blight. Can we do it as individuals? I don't think so. Can the village do it? I don't think so. Can the town do it? I don't think either of them can do what needs to be done. The people who are in charge of this operation are good people. I know there's some in the audience tonight, and I've met with them hundreds of times. And yes, I went to Albany and I went to Washington to try and get them additional money. Why? Because there's nobody, I don't believe in this room, that's going to fix that building. And we've got to get rid of that blight. Yes, there's state money involved, and remember this, it's not like if all of a group of us built a hotel together, and we said, well, in two years, we're going to raise the rates from \$100 a night to \$200 a night. They are under control because this unit is what I call an income-driven unit. Income-driven units means you're under state mandate, you can only raise it so much. So it's not like pure commercial property where we can raise the free press from \$1 to \$2. Not enough, folks. Not enough, I know, but... so they're under strict controls the way they have to do business. So I support this project. I've done all I could to get it to where it is today and before, and I can tell you that I've seen their work in both Utica and Syracuse and factories. They're well-designed operations. It'll free up houses from seniors who will then move into there. Their houses will be resold, and they will be reassessed at a higher value than they are now. So I think it's a win-win for this community and for the county. Thank you.

Adam Boudreau: Just so you know, I'm not bidding on any of the work with the developers, so I am not here because I'm in any way gonna benefit from this. To echo Paul, you know, I thought about this from a business perspective. If you're looking at a \$46 million build-out, and it's strictly coming from private investment and you're doing market rate housing, and your rents are set to \$1,600, \$1,800 a month, we know no one in this community could afford that. Instead, we have this mix where we have leveraged a lot of state investment, which forces us to look at affordable housing. I do not think that is a bad thing. I think that's a great thing. I think it mirrors what this community needs. It solves a real workforce crisis. 80 units of clean, safe, affordable housing for the workers we want and need. You pair that with the Northern Forest Park Street project, and we're building a genuine foundation for the people who make Tupper Lake run. Housing Visions has a proven track record. I believe the number's 56 buildings. Some of them you see up here tonight. It addresses a long-standing blight, as Paul said. The OWD site has sat dormant for far too long. The project connects the improvements we've made uptown. And downtown into something coherent, a village that tells a story of momentum, not neglect. It also triggers a chain reaction of commercial investment. You think about an investor thinking, you know, contemplating a, for example, a new hotel. And you start looking now from the town hall, the OWD reimagined Timberjacks Pass. The future bike shop in the former Family Dollar. Jason Dottola's impressive new garage. Suddenly, that stretch of road isn't a forgotten industrial relic, it's a corridor with real momentum. That's not potential, that's happening. Is this project perfect? Maybe not. Does the pilot program excite the community? Absolutely not. But this is our one real opportunity. The PILOT discussion deserves honest scrutiny, and I understand the frustration of taxpayers who might ask, why help carry the weight? But this is exactly the type of project that earns that kind of support. It's community serving, professionally managed, and

catalytic in ways that benefit every property owner and business in the village and town. So finally, a question for the community. For two decades, we've passed this shuttered industrial giant every single day. : What do you want to see over the next 20? Because we have a choice. It's this. Or this... Or something like that (showing pictures). Thank you.

Jed Dukett: I own Timberjaxx's Pass, thanks for plugging that, Adam, and I'm happy to be here. We wrote our business plan. One of the elements that we wrote in the business plan a few years ago was because we were anticipating this project, along with the rail trail and all the other positive developments going on, so we're very excited about this. From a macro perspective, this sounds wonderful. Perhaps this is semantics, or me being just a little bit green to this whole process, but my understanding is I just received some information, and I'm not allowed to ask questions about it during this part. But later, we can ask questions? Well, I haven't looked at the numbers very closely to ask an informed question. So, um... I just wanted to make that comment. I look forward to looking at this and understanding it a little bit more. Then there will be an opportunity to ask questions later? I'm a big cheerleader for this, but there's another hat that I wear once in a while, and that's all I'm addressing at this point, so look forward to that at some point. Thank you.

Dan McClelland: I'm probably a man who hates pilots more than anybody in the world. I just think there's a fairness thing that just leaves us all lacking. I studied Jeremy's proposal that we saw up there. As you look at it, you know, you think, oh, right now we have, that property is generating \$642,000 for the community. I suspect if these guys walk away, that value's gonna drop like a rocket, because it really doesn't have a lot of value at that point. And you've got a major liability sitting there with the infrastructure that's there. So, if the PILOT's in place. Instead of \$642,000, there's I think \$1.9 million in play here. If the PILOT isn't in place, there's. Oh, I'm sorry, 1.2 million if there's a pilot, here's 1.9 if there isn't a pilot. That's a lot of money. A million dollars could do a lot for our community. We have a stagnant village tax base, our school district is in financial trouble, our town would like to repair the buildings. A million bucks is going to go a long ways. This would be a good project, as people have said, we're tired of looking at this. So I'll come full circle on pilots. I think pilots are kind of a community's way of investing in a project that's worthwhile. And I just think that if we pass on this, we may be looking at that horrific spot, not horrific, the untidy structure for a long, long time. For Joe Gehm and his folks to step forward; I know they put together a whole bunch of funding. I listed in the paper last week all the grants they're getting, and all the... I guess they're all grants, maybe some of them are low-interest loans. But it's a helpful financial package, and they're not asking a lot of us. They're not asking us a lot to invest in this project, and I think it'll certainly be, although it pisses me off -people who get PILOTS, this will be for the betterment of the community, you know?

Fred Schuller: I moved here about 35 years ago and it was a great town. Right now, half the people are not here. You go down on Park Street, half the buildings should be torn down. And, I was in the motel business here for many years. I'm all for the project. But, just by comparison, there's pilots in this town that don't pay half of what he doesn't pay. Right now, you can look them up. There's 80 apartment buildings, they pay \$30,000. Some don't pay anything. So, if you look at that building, when I ran the motel, there were people working there, they come out, they come here for business, they're in the motel room. Right now, you got half the motels in town when I came, not even half. So, every community has these things, filings. They're all different,

they're all different, but it surprises me the money here, because right now we have nothing. So, I think we should go ahead and go with this. Because, look at the other side, that building's been there a long time, and we need people in this town. Because the people... there's so many people right now that are looking for apartments in this town. You're not even gonna believe it. I get a call every day, you have an apartment. They're all thinking I'm a big landlord. I have two children, but I get a call every day. And, uh, looking at the other side. Right now, there's an old building that's been sitting there. The money- we're not making much, but this is a lot more than the other ones are paying. And, 20 years from now, we worry about it again. We're still here. But, I was just curious, how much does the IDA get on this project? And if it's a one-time fee when it's approved and all that, or it's every year for the life of the pilot.

Jeremy Evans: We typically charge 1% of the project cost at the closing of the project.

Fred Schuller: Okay. I like Tupper Lake. I have kids here, I have grandkids, they all have their houses, I built some houses, but we need people. Without people. is nothing gonna happen. There's too many retired people and people that are whatever, you know? We need more people working for you. Workforce, and I hope, like you said, I like that figure, workforce housing. You know? But I'm all for it. Thank you.

Brian Merriam: I wasn't planning to speak at all tonight, but since you folks are so kind to hear me speak, I come from Schenectady. I lived there for, gosh, 40-some-odd years before I moved here a year and a half ago. And, I had a company of about 13 employees, and we could not find a good building in downtown Schenectady. Everything was C and B grade, so we looked at building a new building, but the numbers didn't work. So, we went to our local IDA and our Metroplex, and they gave us a no-interest loan, and then Governor Pataki at the time gave us a grant, and then our senator gave us another grant, and suddenly the numbers started to work. So we built a 22,500 square foot, 3-story building, and my 13 employees, along with 2 other companies that were looking to move, were able to stay in downtown Schenectady. In the, 18 years that I owned that building, the 10-year pilot expired, and I started to pay full taxes, but the point is that the numbers worked by having the pilot. Every major developer uses pilots. This is not a novel idea. If it weren't for the PILOT, we could not have justified doing so. But during the 18 years that we were there. My company grew from 13 employees to 25 and the most important thing was not the expense of the pilot or what the community wasn't getting in the way of taxes but what was most important was that I was able to grow my company from 13 employees to 25 and these are \$65,000, \$70,000 a year jobs. These people were all able to come to downtown, they were able to buy food, gas, go to the restaurants, and if it weren't for my company staying there, I would have had to move to another place where I could have bought a building. Instead, we stayed in downtown Schenectady. Since that time, there have been probably 35 to 40 other programs like that, but we were the first ones to have done it back 18 years ago. It's sort of a groundbreaking opportunity, and once other people see that it works they're suddenly very interested, and they start to do the same thing. So, this is not a novel idea, this is the way it's done. And the most important thing is not what the taxes that are lost mean to the community. What's most important is what actually happens down the road. The people that you attract, as was said earlier, the people that will actually come here, the people that will stay here. When I first moved to this community a year and a half ago, I was not overly impressed with the way things looked, and certainly the fact that you have a plan a foot is what keeps a person like me

not only interested in staying here, but enthused. So, it's not really a question of, do you do this, you have to do it. But it has to be done because you're looking at the long range. It worked very well for my company. My company had been in business for 125 years, and my father, my grandfather, my great-grandfather were all my predecessors. If they could have done what I was able to do, they would have been much more flourishing. So, it's a wonderful opportunity. You just need to do it, it's all about the future. Thank you.

Scott Varden (via Zoom): I'm from Tupper Lake originally and I'm 76 years old. When I came home for surgery from an old gunshot wound. You're all gonna find out how it really happens soon. Tony Pete, who I went to school with, we met at my grandma Chirco's funeral. And I know she could sew. So, my baby sister Jennifer was having her first son. As a child, I had a thing called a mocker blanket. I sent you pictures. The one with the saka jewillya print. I still own it. Okay? It's a crazy story, it doesn't make any difference. My wife, Dr. Laura Varden, we're divorced now, about a year, and I, and Joe Hockey and Jesse met with the owners when they first bought it. Why? Because back then I had enough orders to put probably 200 people to work. I'm not kidding you. Now, why I'm saying this is I met with, I'm in Maynard, Mass. I've got a written order from Jack Ma of Alibaba, who bought the park there, Ross DuPont's Park, where I used to be in charge of their explosives and their trout fishing. His New York office called me and faxed me an order, first-time order for 10 million blankets. Now, I know the condition in Tupper Lake, okay? It's this way all over the country. I've been on the inside for too long, people. Okay, some people in Tupper like it know this. Paul, I love Paul Maroon. I got him started in politics, didn't I, Polly? Student Council. I got some work for you, Paul. Because that's just one order. I wish I was kidding. Now, I've got 1 son in this world, and he's gonna inherit everything. I've got 2 beautiful grandkids. That's it. But I want, because it was created in Tupper Lake and I, I told Amanda. When I got the order, I told her that she's not going to be forgotten on this. She helped me create it. And if you show the pictures... I mean, some people at Tupper Lake bought them because when they saw Jennifer's at the, uh, baby shower, that's when we started making them. But, we looked at an area towards the back section. Now, I know that he's... I didn't know about the plans about the housing and everything. But my idea, okay, and of course, we're gonna have a board. Would be to have, um, single mothers trained to make these blankets, minimum wage 15 bucks an hour. But they would have housing there. And then we would have a nursery. So they wouldn't be far from their kids. And it doesn't have to be... it can't be the biggest part of this. I mean, I'm looking at these old mills here, in the, um, Maynard, Boston area. Well, what I want is that what I want everybody to realize is that get behind this. Because I guarantee you, you're gonna get your hotel for that museum. You're gonna get Big Tupper back. Trust me on that one. I've been approached all over the country from people who used to ski there. They all say the same things. Why don't you get the thing open again? I want my grandkids to experience what I did. Anybody sitting there who sat and grew up in that mountain, you know what I'm talking about.

Jeremy Evans: Hey, Scott, we're a minute over time.

Scott Varden: Okay, good. Listen, go for it. I gotta talk to you people also. I've already talked to the state of New York. I want to bring jobs to my hometown. Okay.

Mark Stocker: I'm probably one of the newest residents in this town. My sister bought a vacation home up here 4 years ago and she begged me to come up here, check out Tupper Lake. The minute I hit Tupper Lake, I fell in love with this place. I know you all have lived here a long time, maybe taking it for granted a little bit. But if you come from another part of the country, Florida, and come to Tupper Lake, this is the most magnificent place in the country. It really is. It is sad, the OWD kind of looks a little junky. I just bought another house on Park that I'm fixing up. I live on the back road, I fixed that house up. But this is a great thing. I don't see how anybody could not want this to happen to our Tupper Lake. This is a great place. 5,000 square feet of commercial, maybe we can get another restaurant here, get the mountain open. This has to be more than just a summer destination. This has to be a place where people want to come and live. And if you don't do something... I mean, I looked at the population, it's been going down and down and down. This is your life rope, your life rope right here. Build this thing, people come, kids will come, more investments will come. I'm telling you, I work in Lake Placid, I wouldn't live there, I wouldn't live in Saranac, Long Lake, maybe, but there's nothing there. We still have a chance in this town to be so much more than it is, and I certainly hope that this project goes through, and I hope everybody in this room supports it, because I sure do. Thanks.

Matt Showalter: I'm new here. My brother and I bought the Northwood cabins. I'm a former numbers and math guy, and I want to just share my basic summary of what I think this actually brings to the community. I've recently moved here, which I mentioned, and we want to invest more in this town. This project represents \$42 million in community improvement, and that's a real investment in the county and our town. You get jobs, you get a strong local spending during construction right away. From a tax standpoint, the project generates roughly \$1.9 million more than if the property just sat there empty. To clarify, that would be \$642,000 if it sat there, and if they go forward, we get \$1.9 million. So all the benefits, they're neither here nor there to me. That's new revenue, it's not a shift. It didn't go somewhere and then come back, it's just new revenue. That number is conservative, and it doesn't include sales tax for businesses operating in the new facility after completion. The tax income from spending by residents and workers at the project after completion increased tourism driven by a stronger, more active town. The additional revenue created by increasing housing capacity, which is a hard number to assess, but without a doubt, more people live here, more people spend money, more tax we get into town. All of that undoubtedly supersedes the modest real benefit to the builder. Because when you look at the full picture, the \$2.7 million that he mentioned that the builder benefits from in that pilot program results in tax revenue that would not exist otherwise. So the sales tax benefits. They're not anything we're losing, because they're not spending the money either way. The \$615,000 in long-term property tax benefits are really the only benefit that I see from that, any of what he's described. And then consider that the sales tax benefits that you mentioned during construction don't actually account for the actual cost of the goods that will be purchased from local sources. So businesses are still selling these people something, we're just not getting some sales tax on it. So I say that the real property tax benefit is relatively small when compared to the overall upside to the community, and in my eyes from a tax revenue, this isn't a giveaway at all, it's a trade that works in our favor in every way. We get investment, we get housing, and we get economic growth, and the old-ass building just looks better. So, no project, no progress. I think it's a great idea, I appreciate what everybody's doing.

Steve Furnier: I've lived here all my life. And my thing is, what's it going to do on the village as far as services, as far as police department, fire department. It's 80 apartments. Right now, people can't pay their taxes as it is. And I understand what people are saying. What it's going to bring to Tupper Lake. But right now, It's a good thing? Yeah, it's a good thing. But right now, people, this town is straining. Last year in school taxes. \$1.2 million went back to the county. What does that tell you? Okay. The village of Tupper Lake. Over a quarter of a million dollars went back to the county. This year, \$772,000, people couldn't pay their taxes. What does that say? As far as... The apartment buildings... As far as the cheap housing. There's not a problem with that, ... as far as the pilot program, I don't agree with it. If somebody can afford \$46 million to put a building up. With state grants, millions and millions of dollars of state money, taxpayers' money, our money going to build a building. If they can't pay the taxes on it, take it someplace else. Thank you.

Mary Fontana: I just want to say, I had spoken to Jeremy earlier, and I had warned him that had this meeting gone unfavorably towards the pilot I was gonna come and harass him at his meeting tomorrow. And I think it's really nice to see that the community turned out, to get an education about pilot programs, to hear, what the IDA does, and to really embrace the project. I fielded an awful lot of questions this week about the project and the pilot. I know that my board, the town board, the school all came together, we had negotiations with the IDA, and we did not take it easy on Jeremy. So, that being said, I think he came out with, or I think the board came up with a pilot program that is favorable to developers, that incentivizes private investment within our community. And it's nice to hear that the community is willing to embrace that. But I just want to say, overwhelmingly, I think this is transformative for Tupper Lake. Thanks. Thank you.

ADJOURNMENT: Jeremy Evans closed the public hearing at 7:06pm.

Please see attached additional public comments received via email.



March 24, 2025

Jeremy Evans, Chief Executive Officer
County of Franklin IDA
360 West Main Street
Malone, New York 12953.

SUBJECT: Oval Wood Dish Redevelopment PILOT Proposal

Dear Jeremy Evans:

I am writing to express strong support for the proposed Payment in Lieu of Taxes (PILOT) agreement for the redevelopment of the former Oval Wood Dish (OWD) factory by Oval Wood Dish Tupper Lake, LLC.

At the Regional Office of Sustainable Tourism (ROOST), a destination marketing, management, and development organization serving Essex, Hamilton, and southern Franklin Counties, our mission is to improve the lives of regional residents through the growth and diversification of the region's \$1.7 billion tourism economy. The redevelopment of the former OWD factory assists these efforts on several fronts:

- This project adds 80 new housing units to the Adirondack region, helping to alleviate a well-documented shortage of worker housing that is inhibiting the growth of many economic sectors, including tourism;
- The project will rehabilitate a current eyesore that detracts from the visitor experience;
- The project supports New York State's commitment to the revitalization of Tupper Lake, including through Governor Hochul's Downtown Revitalization Initiative;
- The project renovates much-needed commercial and industrial use space that will be used for craft manufacturing facilities which help to differentiate our region as a tourist destination.

Redevelopments of this size are challenging and often cannot move forward without government intervention and support. The proposed PILOT agreement will ensure that this project, which could not otherwise move forward, will proceed and improve the lives of Tupper Lake and Adirondack residents. Thank you for your consideration of this important proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Kelleher", with a long horizontal flourish extending to the right.

Dan Kelleher, CEO
Regional office of Sustainable Tourism

Regional Office of Sustainable Tourism
2608 Main Street Lake Placid, NY 12946
(P) 518.523.2445 (F) 518.523.2605



Jeremy Evans <jeremy@adirondackfrontier.com>

OWD PILOT - Tupper Lake

STEPHEN JELLIE <stephenpjellie@hotmail.com>

Thu, Mar 5, 2026 at 7:24 AM

To: Jeremy Evans <jeremy@adirondackfrontier.com>

Cc: Matthew McArdle <mmcardle@fbmmlaw.com>, Rick Dattola <supervisor@townoftupperlake.com>, Mary Fontana <mfontana@villageoftupperlake.com>, Nedd Sparks <nedd.sparks@franklincountyny.gov>

Jeremy,

I am writing to convey my absolute support for whatever PILOT is needed to support the developer's plan to renovate the former OWD buildings into much needed workforce focused housing units; from a housing standpoint, there is no greater need. I would encourage you not to propose something so drastic, particularly in years, that it gets the ire of those that would otherwise be supporters of the concept, and that will add fury to the already naysayers of PILOT agreements.

For many obvious reasons, I fully support this project; however, it is important to understand; this is our last chance for this property to become something of value; which serves as the only reason that matters. If this effort fails, the Town and Village will be begging for teardown and clean up funds from the State and Federal government to remove it, and that will take years. It is without a doubt, to anyone with an intellectual understanding of commercial development, that the condition of the former OWD property prevents the waterfront parcel across the street from being developed and leaves the adjacent plazas mostly empty.

I also want to express my displeasure with the distasteful questioning and discussion about what type of "renters" would be using this residential complex; there is just no place for this type of discriminatory discussion, and the IDA Board should cease it among its members when it occurs. It should not matter if individuals are receiving subsidies or not. New York State law is some of the strictest in regard to deciding whether to rent or not to individual based on income and while it might be a victory in some people's minds to have more fancy places for more wealthy people to use on the weekends, our community needs many more units for the people that actually live and work here, many that even have good jobs but still cannot afford rent or a mortgage payment, or there will soon be no one in Tupper Lake to provide services in hard to fill occupations.

Eric Shaheen represents an opinion, his own and likely some others, but not all in Tupper Lake. I would also appreciate you and the IDA attorney determining if Mr. Shaheen has current or past relationships with this developer or others that pose a conflict of interest in this matter. Sadly, there is a growing consistency of elected officials in Tupper Lake disregarding personal/business/official conflicts of interest, and it would be a great relief to see you not allow that sort of inappropriate action to occur at the IDA.

Please post the date/time/location of the public hearing, so the community has every opportunity to participate. I would appreciate you sharing this email with the others member of the board, and welcome any to contact me.

Please check out my community based political page on Facebook - One Tupper Lake

Respectfully,
Stephen Jellie



Jeremy Evans <jeremy@adirondackfrontier.com>

owd**PATRICIA BEDORE** <lexibran1@verizon.net>

Sun, Mar 15, 2026 at 9:28 PM

To: "jeremy@adirondackfrontier.com" <jeremy@adirondackfrontier.com>

Hi sir. I am a lifelong resident of Tupper lake and a 27 year veteran in law enforcement. I love Tupper Lake with all my heart! My mother had 13 brothers and sister all from Tupper Lake!! my roots run deep. I have watched our town deteriorate for many years as we have no source of employment for our children! Tupper lake needs help!! The people here are struggling and are reaching out for help!! our police force is struggling! our water system is bad, and we have a drug problem in our community! This is not where i grew up!! I have grave concerns the owd project is going to turn into a low-income welfare residence! this will destroy Tupper Lake!! Please don't let this happen to this beautiful town! If you can assure me, it will be primarily for WORKING folks i am all in!! But if beds need to be filled i know the end result!! Please do the right thing for beautiful Tupper lake!!!!

Virus-free. www.avast.com

All Attendees - Please Sign In

PUBLIC HEARING AGENDA
 COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT
 Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST

Name	Address	Representing
Mary Fontana Arsenault	4 Beyer Ave TL	Village of TL
Rick Dattola	70 Hay Meadows	T.h. Town
Noelle Short	294 Hosley	TLCSD
Dan McEll	136 Park	TLF
OWEN LITTLEFIELD	46 LAKE SIMOND	TOWN OF TL
MARK JESSIE	41 PASKINGAMET	SECT
Heidi Schuller	14 Sunset Ave	Tupper Lake Motel
Adrianna Mane	7 River Rd	Tupper Lake Motel
J Tyler Schuler	255 Park St	Tupper Lake Motel
Rob Beausolul	55 Chardal	Personal
Jerry Amico	6 Broad St	T.L.
Mike Herricks	1650 ST RT 30	T.L.
Myle Fuller	164 Dugal Rd	T.L.
Michael Kentile	9 Fourth st	TL
Mike Kahan	39 State Rt 3	T.L.
Mark Stocker	264 McLaughlin	TL
Fred Schuller	21 Sunset Ave	T.L.
Joe Fletcher	83 Tamarac	T.L. G.M. Fletcher

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 COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT
 Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST

Name	Address	Representing
Vicki Poxon	79 Cedar St.	Village of TL
Rick Pickering	79 Cedar St	Village of TL
Frank and Laura Melisa Socolow	24 Hemlock Lodge Rd. Lot 5	Tupper Lake Share Owners
Dan Spada	200 Rappelle River Dr.	TL.
Steven A Furnie	30 Balsam	T-L
Ann Furnie	30 Balsam	TL
Art Saker	195 Park St	T.L.
Jed Dubelt	251 Hoagy Ave	TL.
Patricia Littlefield	56 Littlefield Rd	TL
James L. Lanther Jr.	57 Old Wawbeek Rd	TL
Matt Sharpe	2775 30	ME
Frances Fortune	20 Lake Str	TL
MAURICE FORTUNE	" "	TL.
STEPHEN JOKA	58 MAIN	GARDEN ^S of TL
Joe Salam	GARDEN	TL
PAUL KAROVA	59 WAWBEEK AVE	TL.
Epigette Shaheen	281 Old Wawbeek	TL.
Oliver Starns	1001 E. Foyth St Sm	TL

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT

Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST – Via Zoom

Name
Tracy Fletcher
Tina Bak
Scott
Natalie Z
Emily Rust
AL
Scott Varden
Don Fletcher
Emily Rust
J. Miller
Mary Richer
Brian Daniels
SB
JM
Brasen LaVassaur
Jim Ellis
Dennis

Combined Project PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



2026 Current Assessed Value	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Estimated Residential Improvement Value	\$2,520,000
Estimated Commercial Improvement Value	\$176,886

Total Estimated Taxes Without Improvements	\$642,469
Total Estimated PILOT Payments	\$1,942,461
Total Estimated Taxes With No PILOT	\$2,557,818
Estimated Real Estate Tax Savings	\$615,357
Estimated Mortgage Tax Savings	\$325,453
Estimated Sales Tax Savings	\$1,824,811
Total Estimated Financial Assistance	\$2,765,621

PILOT Year	Calendar Year	Residential			Commercial			Combined		
		Estimated Residential PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	Estimated Commercial PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	Total Estimated PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
Interim	2026	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A
Interim	2027	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A
Year 1	2028	\$75,189	\$108,545	\$33,356	\$0	\$7,619	\$7,619	\$75,189	\$116,164	\$40,975
Year 2	2029	\$76,693	\$109,630	\$32,938	\$0	\$7,695	\$7,695	\$76,693	\$117,326	\$40,633
Year 3	2030	\$78,227	\$110,727	\$32,500	\$0	\$7,772	\$7,772	\$78,227	\$118,499	\$40,272
Year 4	2031	\$79,791	\$111,834	\$32,043	\$0	\$7,850	\$7,850	\$79,791	\$119,684	\$39,893
Year 5	2032	\$81,387	\$112,952	\$31,565	\$0	\$7,928	\$7,928	\$81,387	\$120,881	\$39,494
Year 6	2033	\$83,015	\$114,082	\$31,067	\$2,002	\$8,008	\$6,006	\$85,017	\$122,090	\$37,073
Year 7	2034	\$84,675	\$115,223	\$30,548	\$4,044	\$8,088	\$4,044	\$88,719	\$123,311	\$34,592
Year 8	2035	\$86,369	\$116,375	\$30,006	\$6,127	\$8,169	\$2,042	\$92,495	\$124,544	\$32,049
Year 9	2036	\$88,096	\$117,539	\$29,443	\$7,425	\$8,250	\$825	\$95,521	\$125,789	\$30,268
Year 10	2037	\$89,858	\$118,714	\$28,856	\$7,916	\$8,333	\$417	\$97,774	\$127,047	\$29,273
Year 11	2038	\$91,655	\$119,901	\$28,246	\$8,416	\$8,416	\$0	\$100,071	\$128,317	\$28,246
Year 12	2039	\$93,488	\$121,100	\$27,612	\$8,500	\$8,500	\$0	\$101,988	\$129,601	\$27,612
Year 13	2040	\$95,358	\$122,311	\$26,953	\$8,585	\$8,585	\$0	\$103,943	\$130,897	\$26,953
Year 14	2041	\$97,265	\$123,534	\$26,269	\$8,671	\$8,671	\$0	\$105,936	\$132,206	\$26,269
Year 15	2042	\$99,210	\$124,770	\$25,559	\$8,758	\$8,758	\$0	\$107,968	\$133,528	\$25,559
Year 16	2043	\$101,194	\$126,017	\$24,823	\$8,846	\$8,846	\$0	\$110,040	\$134,863	\$24,823
Year 17	2044	\$103,218	\$127,278	\$24,059	\$8,934	\$8,934	\$0	\$112,152	\$136,212	\$24,059
Year 18	2045	\$105,283	\$128,550	\$23,268	\$9,023	\$9,023	\$0	\$114,306	\$137,574	\$23,268
Year 19	2046	\$107,388	\$129,836	\$22,447	\$9,114	\$9,114	\$0	\$116,502	\$138,949	\$22,447
Year 20	2047	\$109,536	\$131,134	\$21,598	\$9,205	\$9,205	\$0	\$118,741	\$140,339	\$21,598
Totals		\$1,826,895	\$2,390,053	\$563,158	\$27,514	\$79,713	\$52,199	\$1,942,461	\$2,557,818	\$615,357

Notes:

1. In interim years, taxes will be paid based on the current year's assessed value.

Residential PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Estimated Residential Improvement Value	\$2,520,000
First Year Estimated Shelter Rent	\$75,189
Residential PILOT Floor	\$70,000
PILOT Term (Years)	20

PILOT Year	Calendar Year	Estimated Shelter Rent PILOT Payment	Estimated Full Taxes with No PILOT	Difference between Taxes and Payments	Estimated Assessed Value	Estimated Tax Rate
Interim	2026	Current Taxes	N/A	N/A	N/A	N/A
Interim	2027	Current Taxes	N/A	N/A	N/A	N/A
Year 1	2028	\$75,189	\$108,545	\$33,356	\$2,520,000	43.073419
Year 2	2029	\$76,693	\$109,630	\$32,938	\$2,520,000	43.504153
Year 3	2030	\$78,227	\$110,727	\$32,500	\$2,520,000	43.939194
Year 4	2031	\$79,791	\$111,834	\$32,043	\$2,520,000	44.378586
Year 5	2032	\$81,387	\$112,952	\$31,565	\$2,520,000	44.822372
Year 6	2033	\$83,015	\$114,082	\$31,067	\$2,520,000	45.270596
Year 7	2034	\$84,675	\$115,223	\$30,548	\$2,520,000	45.723302
Year 8	2035	\$86,369	\$116,375	\$30,006	\$2,520,000	46.180535
Year 9	2036	\$88,096	\$117,539	\$29,443	\$2,520,000	46.642340
Year 10	2037	\$89,858	\$118,714	\$28,856	\$2,520,000	47.108763
Year 11	2038	\$91,655	\$119,901	\$28,246	\$2,520,000	47.579851
Year 12	2039	\$93,488	\$121,100	\$27,612	\$2,520,000	48.055650
Year 13	2040	\$95,358	\$122,311	\$26,953	\$2,520,000	48.536206
Year 14	2041	\$97,265	\$123,534	\$26,269	\$2,520,000	49.021568
Year 15	2042	\$99,210	\$124,770	\$25,559	\$2,520,000	49.511784
Year 16	2043	\$101,194	\$126,017	\$24,823	\$2,520,000	50.006902
Year 17	2044	\$103,218	\$127,278	\$24,059	\$2,520,000	50.506971
Year 18	2045	\$105,283	\$128,550	\$23,268	\$2,520,000	51.012040
Year 19	2046	\$107,388	\$129,836	\$22,447	\$2,520,000	51.522161
Year 20	2047	\$109,536	\$131,134	\$21,598	\$2,520,000	52.037382
Totals		\$1,826,895	\$2,390,053	\$563,158		

Notes:

1. In interim years, taxes will be paid based on the current year's assessed value.
2. Shelter Rent PILOT Payment is 10% of net income as timely reported to and certified by the Company to the IDA or before March 1 of each PILOT Year.
3. Each year's estimated tax rate starts with the March 1, 2026 rate and increases by 1% per year.

Commercial PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Commercial Space Assessed Value	\$176,886
PILOT Term (Years)	20

PILOT Year	Exemption
1	100%
2	100%
3	100%
4	100%
5	100%
6	75%
7	50%
8	25%
9	10%
10	5%

PILOT Year	Calendar Year	Estimated Added Value	Exemption Rate	Estimated Amount of Exempted Added Value	Estimated Added Value Payable	Estimated Commercial PILOT Payment	Estimated Full Taxes with No PILOT	Estimated Tax Exemption	Estimated Tax Rate
Interim	2026	N/A	N/A	N/A	N/A	Current Taxes	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	Current Taxes	N/A	N/A	N/A
Year 1	2028	\$176,886	100%	\$176,886	\$0	\$0	\$7,619	\$7,619	43.073419
Year 2	2029	\$176,886	100%	\$176,886	\$0	\$0	\$7,695	\$7,695	43.504153
Year 3	2030	\$176,886	100%	\$176,886	\$0	\$0	\$7,772	\$7,772	43.939194
Year 4	2031	\$176,886	100%	\$176,886	\$0	\$0	\$7,850	\$7,850	44.378586
Year 5	2032	\$176,886	100%	\$176,886	\$0	\$0	\$7,928	\$7,928	44.822372
Year 6	2033	\$176,886	75%	\$132,665	\$44,222	\$2,002	\$8,008	\$6,006	45.270596
Year 7	2034	\$176,886	50%	\$88,443	\$88,443	\$4,044	\$8,088	\$4,044	45.723302
Year 8	2035	\$176,886	25%	\$44,222	\$132,665	\$6,127	\$8,169	\$2,042	46.180535
Year 9	2036	\$176,886	10%	\$17,689	\$159,198	\$7,425	\$8,250	\$825	46.642340
Year 10	2037	\$176,886	5%	\$8,844	\$168,042	\$7,916	\$8,333	\$417	47.108763
Year 11	2038	\$176,886	0%	\$0	\$176,886	\$8,416	\$8,416	\$0	47.579851
Year 12	2039	\$176,886	0%	\$0	\$176,886	\$8,500	\$8,500	\$0	48.055650
Year 13	2040	\$176,886	0%	\$0	\$176,886	\$8,585	\$8,585	\$0	48.536206
Year 14	2041	\$176,886	0%	\$0	\$176,886	\$8,671	\$8,671	\$0	49.021568
Year 15	2042	\$176,886	0%	\$0	\$176,886	\$8,758	\$8,758	\$0	49.511784
Year 16	2043	\$176,886	0%	\$0	\$176,886	\$8,846	\$8,846	\$0	50.006902
Year 17	2044	\$176,886	0%	\$0	\$176,886	\$8,934	\$8,934	\$0	50.506971
Year 18	2045	\$176,886	0%	\$0	\$176,886	\$9,023	\$9,023	\$0	51.012040
Year 19	2046	\$176,886	0%	\$0	\$176,886	\$9,114	\$9,114	\$0	51.522161
Year 20	2047	\$176,886	0%	\$0	\$176,886	\$9,205	\$9,205	\$0	52.037382
Totals						\$27,514	\$79,713	\$52,199	

Notes:

- In interim years, taxes will be paid based on the current year's assessed value.
- The Estimated Added Value is based on projected income provided by the applicant.
- Beginning in Year 6, the value used to determine the PILOT payment will be established by the assessor as of the taxable status date preceding the sixth PILOT year. Thereafter, the value will be updated every five years for the remainder of the term.
- Exemption schedule is based on Adaptive Reuse Schedule set forth in the IDA's Uniform Tax Exemption Policy.

Tax Rates & Commercial Space Value

Project Name: **Oval Wood Dish Tupper Lake, LLC**

Project Address: 116 Demars Blvd, Tupper Lake, NY 12986

Tax Map #: 490.26-2-2

Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.



Commercial Space Added Value Calculation	
Net Income	\$94,502
Operating Expenses	\$72,732
Adjusted Net Income	\$21,770
Cap Rate	8.00%
2028 Estimated Tax Rate	4.31%
Loaded Cap Rate	12.31%
Estimated Assessed Value	\$176,886
Estimated Tax	\$7,619

Tax Rate Calculation	Tax Rate	% of Total
Village of Tupper Lake 2025-2026 Roll	15.764788	37.3%
Town of Tupper Lake 2026 Roll		
General-Townwide	2.199618	
Tupper Lake Village BOE	0.009286	
Highway-Townwide	1.228549	
Town Subtotal	3.437453	8.1%
County General 2026 Roll	5.129856	12.1%
Tupper Lake CSD 2025-2026 Roll	17.892605	42.4%
Total	42.224702	100.0%

Estimated Property Taxes Without Project

Project Name: **Oval Wood Dish Tupper Lake, LLC**

3/17/2026

Project Address: 116 Demars Blvd, Tupper Lake, NY 12986

Tax Map # 490.26-2-2

Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.



Table 1: Project Information	
2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419

Table 2: Estimated Property Taxes Without Project				
PILOT Year	Calendar Year	Estimated Assessed Value	Estimated Tax Rate	Total Estimated Taxes Without Improvements
Interim	2026	\$677,400	42.224702	\$28,603
Interim	2027	\$677,400	42.646949	\$28,889
Year 1	2028	\$677,400	43.073419	\$29,178
Year 2	2029	\$677,400	43.504153	\$29,470
Year 3	2030	\$677,400	43.939194	\$29,764
Year 4	2031	\$677,400	44.378586	\$30,062
Year 5	2032	\$677,400	44.822372	\$30,363
Year 6	2033	\$677,400	45.270596	\$30,666
Year 7	2034	\$677,400	45.723302	\$30,973
Year 8	2035	\$677,400	46.180535	\$31,283
Year 9	2036	\$677,400	46.642340	\$31,596
Year 10	2037	\$677,400	47.108763	\$31,911
Year 11	2038	\$677,400	47.579851	\$32,231
Year 12	2039	\$677,400	48.055650	\$32,553
Year 13	2040	\$677,400	48.536206	\$32,878
Year 14	2041	\$677,400	49.021568	\$33,207
Year 15	2042	\$677,400	49.511784	\$33,539
Year 16	2043	\$677,400	50.006902	\$33,875
Year 17	2044	\$677,400	50.506971	\$34,213
Year 18	2045	\$677,400	51.012040	\$34,556
Year 19	2046	\$677,400	51.522161	\$34,901
Year 20	2047	\$677,400	52.037382	\$35,250
			Total	\$642,469

Notes:

1. The purpose of this table is to estimated the total property taxes that would be generated if the proposed project does not occur.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the “Act”) will be held by the County of Franklin Industrial Development Agency (the “Agency”) on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, in connection with the matter described below.

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the “Land”, being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the “Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the “PILOT Agreement”).

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company’s Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency’s website at: <https://adirondackfrontier.com/about-us/resource-library/>. The Agency will live-stream the

public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adirondackfrontier.com .

DATED: March 9, 2026

COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

**FRANKLIN COUNTY
PUBLIC NOTICE**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the County of Franklin Industrial Development Agency (the "Agency") on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, in connection with the matter described below.

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"Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the "PILOT Agreement").

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://adironackfrontier.com/about-us/resource-library/>. The Agency will live-stream the public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adironackfrontier.com.

DATED: March 9, 2026
COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

AFFIDAVIT OF PUBLICATION

Adirondack Daily Enterprise
2345 Maxon Road Extension, Saranac Lake, NY, NY 12308
(518) 730-4551

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Adirondack Daily Enterprise, a Daily newspaper of general circulation, printed and published in Saranac Lake, NY, New York, designated by the County Clerk of Franklin County, Essex County as a newspaper of record; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Mar 12, 2026

Notice ID: q9PVdGusHcVHp1T1vN6v

Notice Name: Public Hearing OWD Tupper Lake Updated

Publication Fee: \$185.37

Anjana Bhadoriya

Agent

VERIFICATION

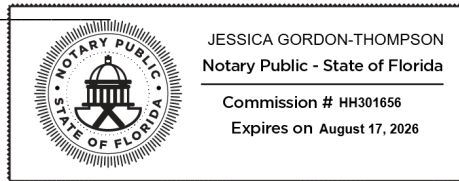
State of Florida
County of Orange

Signed or attested before me on this: 03/18/2026

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.



**NOTICE OF PUBLIC HEARING
(Oval Wood Dish Tupper Lake LLC Project)**

March 9, 2026

VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

To: The Chief Executive Officers of
Affected Tax Jurisdictions on Schedule A

Re: County of Franklin Industrial Development Agency:
Oval Wood Dish Tupper Lake LLC Project
Notice of Public Hearing and
Delivery of Agency Initial Project Resolution

Ladies and Gentlemen:

Please note that on March 24, 2026 at 6:00 p.m., local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, the County of Franklin Industrial Development Agency (the “Agency”) will conduct a public hearing regarding the above-referenced project. Enclosed is a copy of the Notice of Public Hearing describing the Project and the Financial Assistance contemplated by the Agency. The Notice has been submitted to the *Adirondack Daily Enterprise* for publication.

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://adirondackfrontier.com/about-us/resource-library/>. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adirondackfrontier.com.

On March 4, 2026, the Agency adopted an Initial Project Resolution (the “Initial Project Resolution”) with respect to the Project. Pursuant to GML Section 859-a(a-1), please also find enclosed a copy of the Initial Project Resolution for your records. We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,



COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

Schedule A

Affected Tax Jurisdiction Officials

Franklin County, New York

Hon. Gregory Janisewski, Chair
Franklin County Board of Legislators
355 West Main Street, Suite 409
Malone, New York 12953

Tupper Lake Central School District

Jaycee Welsh, Superintendent
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Tupper Lake Central School District

Jane Whitmore
Board of Education, President
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Tupper Lake Central School District

Shauni Kavanagh, District Clerk
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Town of Tupper Lake

Hon. Rick Dattola
Town Supervisor
120 Demars Boulevard
Tupper Lake, New York 12986

Village of Tupper Lake

Hon. Mary A. Fontana, Mayor
Village of Tupper Lake
53 Park Street
Tupper Lake, New York 12986

Franklin County, New York

Donna Kissane, County Manager
355 West Main Street, Suite 456
Malone, New York 12953

9589 0710 5270 2245 2265 25

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Malone, NY 12953

OFFICIAL USE

Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Donna Kissane, County Manager
 Street and Apt. No., or PO Box No.
 355 West Main St, Suite 456
 City, State, ZIP+4®
 Malone, NY 12953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Donna Kissane, County Manager
 355 West Main St. Suite 456
 Malone, NY 12953

9589 0710 5270 2245 2265 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature*
 X *Jessica Pryce* Agent
 Addressee

B. Received by (Printed Name)
Jessica Pryce

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Gregory Janisewski, Board of Legislatics
 Street and Apt. No., or PO Box No.
 355 W Main St, Suite 409
 City, State, ZIP+4®
 Malone, NY 12953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Gregory Janisewski, Chair
 Board of Legislators
 355 W Main St, Suite 409
 Malone, NY 12953

590 9402 9592 5121 1152 96

Number (Transfer from service label)
 9589 0710 5270 2245 2266 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Heather Marlow* Agent
 Addressee

B. Received by (Printed Name)
Heather Marlow

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

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Tupper Lake, NY 12986

OFFICIAL USE

Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Alice Lemmey
 Street and Apt. No., or PO Box No.
 Tupper Lake Central School District
 City, State, ZIP+4®
 Tupper Lake, NY 12986

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SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Alice Lemmey, Superintendent
 Tupper Lake Central School District

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Alice Lemmey* Agent
 Addressee

B. Received by (Printed Name)
Alice Lemmey

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07
Total Postage and Fees \$10.77

0953 02
Postmark Here
03/10/2026

Sent To Mary Fontana, Mayor
Village of Tupper Lake
Street and Apt. No., or PO Box No.
53 Park St
City, State, ZIP+4®
Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07
Total Postage and Fees \$10.77

0953 02
Postmark Here
03/10/2026

Sent To Shauni Kavanagh, District Clerk
TLCSD
Street and Apt. No., or PO Box No.
294 Hesley Ave
City, State, ZIP+4®
Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Tupper Lake, NY 12986

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

0953 02
Postmark Here

Sent To Rick Dattola, Town Supervisor
120 Demars Blvd
Tupper Lake, NY 12986

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Mary Fontana, Mayor
Village of Tupper Lake
53 Park St
Tupper Lake, NY 12986

Article Number (Transfer from service label)
9589 0710 5270 2245 2265 32
Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Shauni Kavanagh, District Clerk
Tupper Lake Central School District
294 Hesley Ave
Tupper Lake, NY 12986

Article Number (Transfer from service label)
9589 0710 5270 2245 2263 72
Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Rick Dattola, Town Supervisor
120 Demars Blvd
Tupper Lake, NY 12986

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Addressee
Jane St Louis
B. Received by (Printed Name) Jane St Louis
C. Date of Delivery 3-13-26
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Addressee
Alice Demieux
B. Received by (Printed Name) Alice Demieux
C. Date of Delivery 3/9/26
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Addressee
Mary Kay Strach
B. Received by (Printed Name) Mary Kay Strach
C. Date of Delivery 3/12/26
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$10.77

0953
02

Postmark
Here

03/10/2026

Sent To
 Jane Whitmore, Board President, TLCS.D
 Street and Apt. No., or PO Box No.
 294 Hasley Ave
 City, State, ZIP+4®
 Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RECIPIENT: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse
 so that we can return the card to you.
 Attach this card to the back of the mailpiece,
 on the front if space permits.

Article Addressed to:
 Jane Whitmore, President
 Board of Education
 Tupper Lake Central School District
 294 Hasley Ave
 Tupper Lake, NY 12986



9590 9402 9592 5121 1154 25

Article Number (Transfer from service label)

9589 0710 5270 2245 2263 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 * Alice D. Lemieux Addressee
 B. Received by (Printed Name) Alice D. Lemieux
 C. Date of Delivery 3/12/26
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

(over \$500)

Restricted Delivery