

**Dave O'Brien**

---

**From:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Sent:** Monday, November 15, 2021 9:43 AM  
**To:** Dave O'Brien; Craig Darby  
**Cc:** mostrander@warren-washingtonida.com; aweaver@warren-washingtonida.com  
**Subject:** RE: Hughes

I don't know that I fully understand why they would want the building to only tear it down, but I agree with your stance that it still has value to us so as long as they're willing to pay for that value it doesn't matter what occurs once title transfers.

Typically the purchaser/end user bears the cost of bringing in power for their use. As to your question regarding the lines and infrastructure for the rest of the site -- we would need to know more about their proposed improvements (i.e. whether or not any of the lines or infrastructure would be disturbed), but I would envision some type of mutually agreeable easements for maintaining that infrastructure. Not sure I fully understand your question regarding a lease subject to permitting the electrical controls staying there... is it a lease or a purchase? If a purchase, and the controls wouldn't be in the way of their proposed developments, then I would think an easement could be negotiated. If it's a lease we would have far more power (up to the reader's discretion on the pun) to dictate that the controls must stay.

My feeling on valuation is that the \$2,500,000 we discussed on Friday is probably more realistic than the \$3 million, especially since Friday's figure contemplated them taking the substation. The bigger issue then becomes the subdivision requirements and tax implications therein -- I still come back to whether or not there is a way for them to locate wholly on the smaller 28.07 acre parcel (SBL# 163.15-1-4) so that a potential subdivision there only requires the settlement of the taxes applicable to that parcel. The other challenge I notice is that the acreage that is left over to the south of your proposed area effectively becomes useless, but that may be a way to justify a higher valuation for their parcel.

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker  
CBRE|Albany | Advisory & Transaction Services  
210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6IKg>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Dave O'Brien <dkobrien@att.net>  
**Sent:** Sunday, November 14, 2021 9:12 AM  
**To:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>; Craig Darby <craig.darby@cbre-albany.com>  
**Cc:** mostrander@warren-washingtonida.com; aweaver@warren-washingtonida.com  
**Subject:** Hughes

CBRE|Albany | Advisory & Transaction Services  
210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6IKg>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)>  
**Sent:** Sunday, November 14, 2021 9:12 AM  
**To:** Kyle Rueckert <[Kyle.Rueckert@cbre-albany.com](mailto:Kyle.Rueckert@cbre-albany.com)>; Craig Darby <[craig.darby@cbre-albany.com](mailto:craig.darby@cbre-albany.com)>  
**Cc:** [mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com); [aweaver@warren-washingtonida.com](mailto:aweaver@warren-washingtonida.com)  
**Subject:** Hughes

I forwarded the email from Dane McSpedon about their needs.

They want the building and the 10 acres but not the substation.

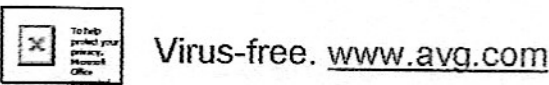
They have said they will probably tear down the building but as far as that goes the building still has value to us and what they do when they own it is their challenge. However the building does contain control for the substation and they would have to be relocated. If they don't use the substation for power who will be responsible for bringing power in for their use? If the rest of the dewatering facility uses the substation for power what about the electrical lines and infrastructure that is under the property they buy? Does that have to be relocated? Could we make the lease subject to allowing to keep that electrical controls where it is even if the building comes down.

I have attached a screenshot of what area which is 11.4 acres. A large part of the acreage is the cream of the property.

So if we look at pricing what are your thoughts given the potential expense to move infrastructure for the substation and /or bringing in power for the rest of the site. I'm thinking closer to 3,000,000 plus 20% of sewer cost.

Your thoughts?

Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board



## Dave O'Brien

---

**From:** Dave O'Brien <dkobrien@att.net>  
**Sent:** Tuesday, November 16, 2021 8:44 AM  
**To:** 'Kyle Rueckert'; 'Craig Darby'  
**Cc:** 'mostrander@warren-washingtonida.com'; 'aweaver@warren-washingtonida.com'  
**Subject:** RE: Hughes  
**Attachments:** Screenshot 2021-11-16 at 08-23-09 Washington County, NY Parcel Viewer.png;  
InkedScreenshot 2021-11-16 at 08-27-42 Washington County, NY Parcel Viewer.jpg

Based on our conversation I have redrawn the area. This is 14.7 acres.

The proposed town road is on the eastern side of the property. It is on the second screenshot marked in blue.

How much of a non-refundable deposit will we ask for. \$500,000? Basically it will be off the market until dec gives approvals and any other contingencies are met. Or would we build in a right of first refusal if other offers are received?

Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board

---

**From:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Sent:** Monday, November 15, 2021 9:43 AM  
**To:** Dave O'Brien <dkobrien@att.net>; Craig Darby <craig.darby@cbre-albany.com>  
**Cc:** mostrander@warren-washingtonida.com; aweaver@warren-washingtonida.com  
**Subject:** RE: Hughes

I don't know that I fully understand why they would want the building to only tear it down, but I agree with your stance that it still has value to us so as long as they're willing to pay for that value it doesn't matter what occurs once title transfers.

Typically the purchaser/end user bears the cost of bringing in power for their use. As to your question regarding the lines and infrastructure for the rest of the site -- we would need to know more about their proposed improvements (i.e. whether or not any of the lines or infrastructure would be disturbed), but I would envision some type of mutually agreeable easements for maintaining that infrastructure. Not sure I fully understand your question regarding a lease subject to permitting the electrical controls staying there... is it a lease or a purchase? If a purchase, and the controls wouldn't be in the way of their proposed developments, then I would think an easement could be negotiated. If it's a lease we would have far more power (up to the reader's discretion on the pun) to dictate that the controls must stay.

My feeling on valuation is that the \$2,500,000 we discussed on Friday is probably more realistic than the \$3 million, especially since Friday's figure contemplated them taking the substation. The bigger issue then becomes the subdivision requirements and tax implications therein -- I still come back to whether or not there is a way for them to locate wholly on the smaller 28.07 acre parcel (SBL# 163.15-1-4) so that a potential subdivision there only requires the settlement of the taxes applicable to that parcel. The other challenge I notice is that the acreage that is left over to the south of your proposed area effectively becomes useless, but that may be a way to justify a higher valuation for their parcel.

**Kyle F. Rueckert**  
Licensed Associate Real Estate Broker



## Dave O'Brien

---

**From:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Sent:** Thursday, November 18, 2021 9:49 AM  
**To:** dane.mcspedon@hughesenergygroup.com  
**Cc:** Dave O'Brien; mostrander@warren-washingtonida.com; Craig Darby  
**Subject:** Fort Edward Site

Dane –

Dave O'Brien asked that we reach out regarding pricing for the former dewatering site in Fort Edward. It is our understanding that your team would need appx. 10 acres of land and the larger ±45,000 SF building. It may be prudent to consider additional acreage to maximize rail access and efficiency. Given the location of the building adjacent to the substation (and the existing substation controls within said building), and yet to be determined configuration of your proposed site area, we feel that it is best for discussion purposes to quote an asking price for the building and an asking price per acre for the additional land. As such, our asking price for the building is \$1,800,000, and our asking price for the land is \$60,000 per acre. We will need to work out details pertaining to the relocation of the substation controls, along with a clearer understanding of your utility (i.e. sewer/gas/etc.) requirements, but hopefully this information should be enough to continue the dialogue and help you firm up a proforma to be presented to your Board.

Please let us know of any questions.

Thank you,

### **Kyle F. Rueckert**

Licensed Associate Real Estate Broker  
CBRE|Albany | Advisory & Transaction Services  
210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

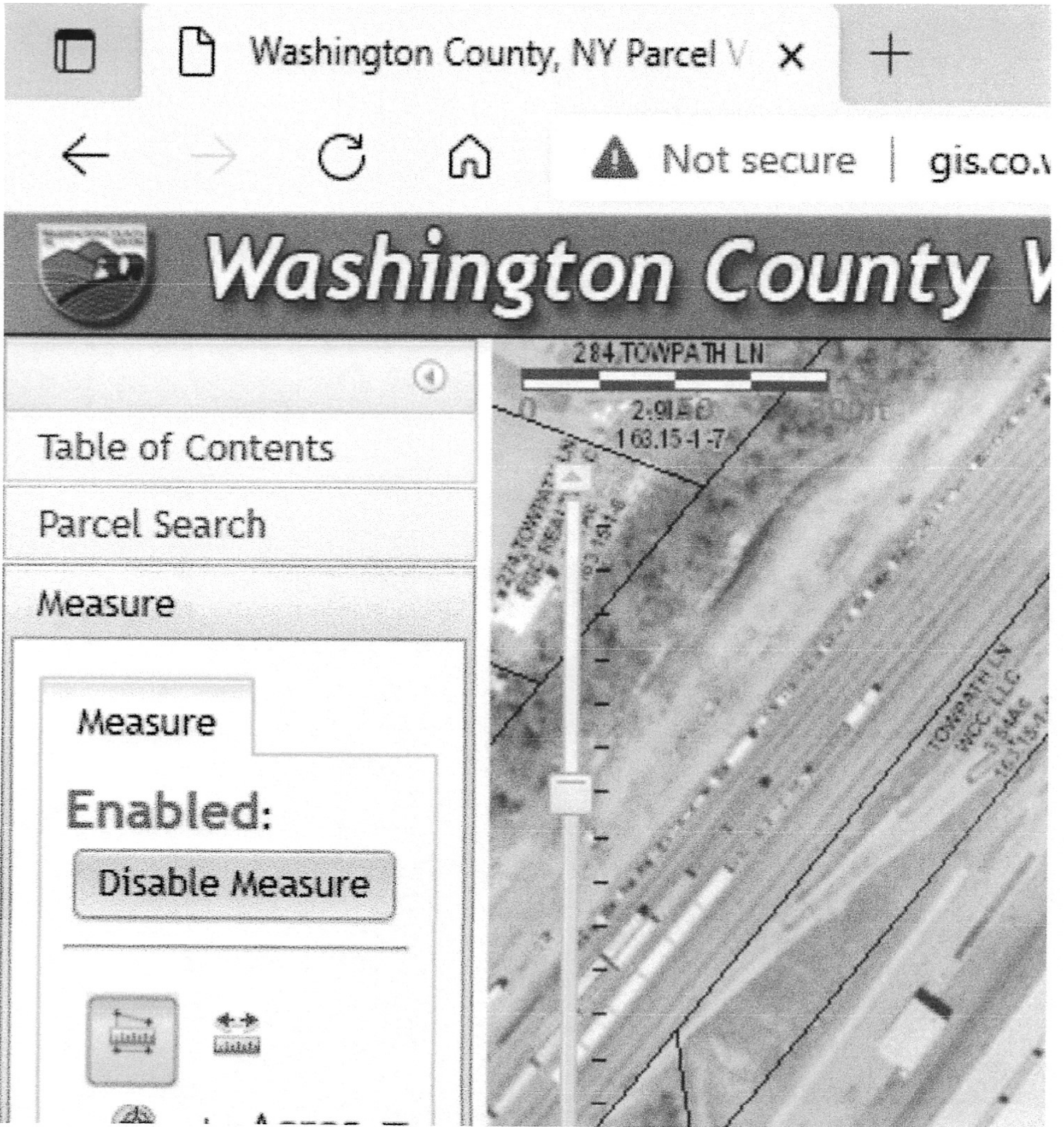
Click Here to See My Listings: <https://bit.ly/37j6IKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

### NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.





Please let us know of any questions.

Thanks,

**Kyle F. Rueckert**  
Licensed Associate Real Estate Broker  
CBRE|Albany | Advisory & Transaction Services

210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37i6IKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Monday, November 29, 2021 12:14 PM  
**To:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Cc:** Dave O'Brien <dkobrien@att.net>; mostrander@warren-washingtonida.com; Craig Darby <craig.darby@cbre-albany.com>; frank darconte <frank.darconte@hughesenergygroup.com>; Jatish Shah <jatish.shah@hughesenergygroup.com>  
**Subject:** Re: Fort Edward Site

Hi, Kyle,

Thank you for the follow up note.

We are interested in further discussions about the Ft. Edward site for consideration of my Board as a short-listed finalist. (we will present next week 2 of the 5 under discussion).

We do not need the building on the site. Not including the building will provide you with the access to the substation which you need.

We require 10 acres in total with Rail spur access. So please re-locate our 10 acres to avoid the existing structures and position us as close to the rail spur as possible. Please send a proposed layout which works for your clients for our consideration so that our engineering team can review it.

Please send comps for us of the area which supports the \$60,000 per acre cost. On the face of it, the number seems high, but we look forward to your supporting documentation.

Would your client consider a land lease for 49 years with two possible renewals?

Regarding site utilities, we need the following connections to our site:

Power - 1.2MW continuous power  
Water - 1000 gallons per hour maximum draw  
Sewer - 1000 gallons per hour maximum outflow  
Natural gas - up to 20,000 CFH  
24/7 access in and out

Looking forward to your feedback.



Thank you,

Dane

## Dane McSpedon

Chief Executive Officer at Hughes En

+1 914 299 5032 [dane.m](mailto:dane.m)



On Nov 24, 2021, at 9:31 AM, Kyle Rueckert <[Kyle.Rueckert@cbre-albany.com](mailto:Kyle.Rueckert@cbre-albany.com)> wrote:

Dane –

Just following up to ensure you received the below email. Please let us know if you have any questions.

Have a great Thanksgiving.

### Kyle F. Rueckert

Licensed Associate Real Estate Broker  
CBRE|Albany | Advisory & Transaction Services  
210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

### NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.



---

**From:** Kyle Rueckert

**Sent:** Thursday, November 18, 2021 9:49 AM

**To:** 'dane.mcspedon@hughesenergygroup.com' <dane.mcspedon@hughesenergygroup.com>

**Cc:** 'Dave O'Brien' <dkobrien@att.net>; mostrander@warren-washingtonida.com; Craig Darby <craig.darby@cbre-albany.com>

**Subject:** Fort Edward Site

Dane –

Dave O'Brien asked that we reach out regarding pricing for the former dewatering site in Fort Edward. It is our understanding that your team would need appx. 10 acres of land and the larger ±45,000 SF building. It may be prudent to consider additional acreage to maximize rail access and efficiency. Given the location of the building adjacent to the substation (and the existing substation controls within said building), and yet to be determined configuration of your proposed site area, we feel that it is best for discussion purposes to quote an asking price for the building and an asking price per acre for the additional land. As such, our asking price for the building is \$1,800,000, and our asking price for the land is \$60,000 per acre. We will need to work out details pertaining to the relocation of the substation controls, along with a clearer understanding of your utility (i.e. sewer/gas/etc.) requirements, but hopefully this information should be enough to continue the dialogue and help you firm up a proforma to be presented to your Board.

Please let us know of any questions.

Thank you,

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker

CBRE|Albany | Advisory & Transaction Services

210 Washington Avenue Extension | Suite 201 | Albany, NY 12203

T 518 452 2700 x115 | F 518 452 7037

[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

[NYS Fair Housing Notice](#)

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

## Dave O'Brien

---

**From:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Sent:** Tuesday, December 7, 2021 10:09 AM  
**To:** Dane McSpedon  
**Cc:** Dave O'Brien; mostrander@warren-washingtonida.com; Craig Darby; frank darconte; Jatish Shah  
**Subject:** RE: Fort Edward Site

Dane –

After discussion with Dave O'Brien, the strong preference is for an outright sale as opposed to a land lease. Given the current ownership structure via the IDA, a long term lease would be extremely complex to navigate and there is still a question as to whether or not an IDA could even legally enter into such an arrangement. When taking into account the removal of the building and substation from consideration, we envision a sale in the range of \$1 million to \$1,200,000, depending on what the total acreage of the site ends up being. That pricing takes into account a base per acre cost, along with the existing infrastructure currently on site. There is significant value to the existing rail spur, and the private ownership of the rail line by Hughes Energy allows for the ability to build over the spur and thus bring cars directly into the building. Again, using the rail as proposed in this new configuration will avoid significant cost to Hughes to build a rail spur on the property and potentially the need to purchase additional acreage in order to build the spur. While you indicated that you do not need the substation we do think it is worth reconsidering given your electrical requirements outlined below, as this option of using power from the substation under agreement with the IDA will eliminate the need to bring power in at a substantial cost. The existing concrete pads and retention areas that were mentioned when we met on site are also items that add value to the proposed lot area. Lastly, the less quantifiable value but certainly worth keeping in mind is the time value involved with the existence of the spur and substation. Railroads and utility providers are historically glacial in their reaction times, and to recreate those two factors on a greenfield or alternative site would involve significant time and political efforts.

Below is a screenshot of an area that Dave outlined as a potential subdivision. Hopefully this along with the above provides enough additional information to continue the consideration by your Board. It is our hope that you and your team can provide a proposal which outlines the framework of a deal including an offer price and your anticipated time frames for both local municipal and state approvals. Once we have a collective sense that we are in agreement on terms I think we can begin engaging professionals to provide a more concise proposed layout and facilitate the utility requirements outlined below.

County) and are in the process to finalize on 1-2 sites for the next development round for which we have allocated budget for 2022.

On that note, Dave, I will ask the real estate guys who reached out to us with preliminary comparative prices again for the land at the de-watering plant. I had asked them twice but they have not gotten back to us yet.

Looking forward to our ongoing discussions.

Here is to a wonderful 2022 for us all!

Best,

Dane

## **Dane McSpedon**

Chief Executive Officer at Hughes En

📞 +1 914 299 5032 ✉️ dane.m



On Jan 3, 2022, at 8:47 AM, David O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)> wrote:

Fyi

Dave O'Brien  
Hampton Town Supervisor  
Chair, Warren-Washington Industrial Development Agency  
Chair, Lake Champlain Lake George Regional Planning Board  
518-866-1022  
Sent from my iPad

Begin forwarded message:



**From:** Michael Bittel <[mbittel@adirondackchamber.org](mailto:mbittel@adirondackchamber.org)>  
**Date:** January 3, 2022 at 8:42:28 AM EST  
**To:** Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)>  
**Subject:** Fwd: Look This Week Interviews January 3

I haven't watched the interview below yet.

Blessings,

Michael


Michael Bittel  
Adirondack Regional Chamber of Commerce


Sent from my Verizon, Samsung Galaxy smartphone  
[Get Outlook for Android](#)

---

**From:** LOOK Media Resource Inc.  
<[ajackson+lookmediaresource.org@ccsendcom](mailto:ajackson+lookmediaresource.org@ccsendcom)>  
**Sent:** Monday, January 3, 2022 8:02:16 AM  
**To:** Michael Bittel <[mbittel@adirondackchamber.org](mailto:mbittel@adirondackchamber.org)>  
**Subject:** Look This Week Interviews January 3


**Adirondack Regional Chamber of Commerce** This is an external email. Do not click on links or open attachments unless you recognize the sender and know the content is safe.


To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

**Morning! Here's a quick LOOK at who we're talking to this week**

**January 3 – January 9, 2022**  
**Exclusive Interviews**

To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.


[Watch this interview now](#)


**Tracy Frisch, The Clean Air Action Network Founder.**

[Watch this interview now](#)

**Joan Prouty, VITA Outreach**

Coordinator Tri-County United Wa

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.  
Look Who Care Area Jackson 2012

At **Look Media Resource Inc.**, our first priority has always be to provide local/regional information that contributes to the wellbeing of the communities we serve. In addition to the vide content we produce, we are committed to partnering with other NFPs to provide video support for the services the offer.

During this fundraising campaign, we are proud to announce that **LMR** will donate a portion of all funds we receive to **The Veterans Community & Housing Coalition** to help homeless Vets

Your support will help us continue to provide, Warren, Washington, & Saratoga counties with an independent voice across all digital platforms. A recurring or one time gift—in any amount—is very much appreciated.  
Thank you in advance for your support

Donate

Please consider supporting us so we can continue this programming  
**LOOK MEDIA RESOURCE** is a 501C3  
Please contact [ajackson@lookmediaresource.org](mailto:ajackson@lookmediaresource.org)  
Or go to our website: [lookmediaresource.org/support-now](http://lookmediaresource.org/support-now)



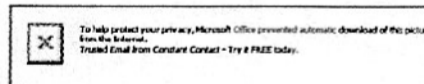
To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

Look Media Resource Inc. | 18 Roosevelt Ave., Glens Falls, NY 12801

[Unsubscribe mbittel@adirondackchamber.org](mailto:mbittel@adirondackchamber.org)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by [ajackson@lookmediaresource.org](mailto:ajackson@lookmediaresource.org) powered by



To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.  
Transit Email from Constant Contact - Try it FREE today.

Try email marketing for free today!



## Dave O'Brien

---

**From:** Dave o'Brien <dkobrien@att.net>  
**Sent:** Monday, January 3, 2022 11:41 AM  
**To:** Dane McSpedon  
**Cc:** Joseph Betro  
**Subject:** Re: Look This Week Interviews January 3

Thanks. Tracey did not do her research. Look tv may be a good one to go on as part of the public presentation.

Dave O'Brien  
Hampton Town Supervisor  
Chair, Warren-Washington County IDA  
Chair, Lake Champlain Lake George Regional Planning Board  
(518) 866-1022  
Sent from my iPhone

On Jan 3, 2022, at 11:34 AM, Dane McSpedon <dane.mcspedon@hughesenergygroup.com> wrote:

Hi, Dave,

Happy New Year! I hope you and your family had a lovely and relaxing holiday season. Now onto the fun of building a better 2022.

I watched the enclosed video. Tracy misstates a number of facts which we clearly presented on our call with her:

1 Jobs.

250 construction jobs over 14 months

50 full time jobs

In 2019, the Economic Policy Institute published research (see <https://www.epi.org/publication/updated-employment-multipliers-for-the-u-s-economy/>) concluding that for a non-durable manufacturing facility like ours, Hughes Energy will create an additional 255 full time jobs in the community for each project we deploy.

2. Recyclables

Less than 10% of the material we process will go to landfill.

All other materials will become fiber or be recycled

3. Rockland County Solid Waste Authority (RCSWMA)

We held 3-4 introductory meetings with them from 2018 - 2019

We responded (with many other companies) to a Request for Expression of Interest in 2020

In 2021, the RCSWMA (now renamed "Rockland Green") informed all respondents that due to COVID, they have pushed back next steps until the first half of 2022.

We have met with 10 counties in NY, three in NJ and five in other states, all of which have interest in what we are proposing. We have only submitted one permit application in the US to date (in Delaware

7 Blue Lupine Lane	Town of Wilton, Saratoga County	128.-1- 95	6/25/2021	\$245,000	3.64 acres	\$67,308	Vacant industrial land site; No existing infrastructure in place at time of sale; Purchased by Peterson Geotech
0 Liebich Lane	Town of Halfmoon, Saratoga County	260.1- 102.11	12/29/2021	\$675,000	6.00 acres	\$112,500	Vacant industrial land site; Municipal water and sewer available; Purchased by developer for construction of a 50K SF speculative warehouse

Please let us know if you have any questions or if there is anything else we can assist with at this point.

Regards,

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker  
 CBRE|Albany | Advisory & Transaction Services  
 210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
 T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Monday, January 3, 2022 11:36 AM  
**To:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Cc:** Dave O'Brien <dkobrien@att.net>; mostrand@warren-washingtonida.com; Craig Darby <craig.darby@cbre-albany.com>; Jatish Shah <jatish.shah@hughesenergygroup.com>; Joseph Betro <joseph.betro@hughesenergygroup.com>  
**Subject:** Re: Fort Edward Site

Hi, Kyle,

Hope you had a wonderful Holiday Season. Now on to building 2022.

Please send me the comps we requested for the Industrial Property in the Washington-Warren area underpinning your valuation of the land.

Thank you!

Dane

## Dane McSpedon

Chief Executive Officer at Hughes En

+1 914 299 5032 dane.m



On Dec 7, 2021, at 12:02 PM, Dane McSpedon <[dane.mcspedon@hughesenergygroup.com](mailto:dane.mcspedon@hughesenergygroup.com)> wrote:

Thanks, Kyle,

Will take this into our Proforma plan.

Please send comps which are the basis for your price.

Also, please confirm timeline and pricing for the services we require on site.

Thank you!!

Dane

<Signature HEG.jpeg><new website.png>

On Dec 7, 2021, at 10:09 AM, Kyle Rueckert <[Kyle.Rueckert@cbre-albany.com](mailto:Kyle.Rueckert@cbre-albany.com)> wrote:

Dane –

After discussion with Dave O'Brien, the strong preference is for an outright sale as opposed to a land lease. Given the current ownership structure via the IDA, a long term



lease would be extremely complex to navigate and there is still a question as to whether or not an IDA could even legally enter into such an arrangement. When taking into account the removal of the building and substation from consideration, we envision a sale in the range of \$1 million to \$1,200,000, depending on what the total acreage of the site ends up being. That pricing takes into account a base per acre cost, along with the existing infrastructure currently on site. There is significant value to the existing rail spur, and the private ownership of the rail line by Hughes Energy allows for the ability to build over the spur and thus bring cars directly into the building. Again, using the rail as proposed in this new configuration will avoid significant cost to Hughes to build a rail spur on the property and potentially the need to purchase additional acreage in order to build the spur. While you indicated that you do not need the substation we do think it is worth reconsidering given your electrical requirements outlined below, as this option of using power from the substation under agreement with the IDA will eliminate the need to bring power in at a substantial cost. The existing concrete pads and retention areas that were mentioned when we met on site are also items that add value to the proposed lot area. Lastly, the less quantifiable value but certainly worth keeping in mind is the time value involved with the existence of the spur and substation. Railroads and utility providers are historically glacial in their reaction times, and to recreate those two factors on a greenfield or alternative site would involve significant time and political efforts.

Below is a screenshot of an area that Dave outlined as a potential subdivision. Hopefully this along with the above provides enough additional information to continue the consideration by your Board. It is our hope that you and your team can provide a proposal which outlines the framework of a deal including an offer price and your anticipated time frames for both local municipal and state approvals. Once we have a collective sense that we are in agreement on terms I think we can begin engaging professionals to provide a more concise proposed layout and facilitate the utility requirements outlined below.

<image003.png>

Please let us know of any questions.

Thanks,

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker

CBRE|Albany | Advisory & Transaction Services

210 Washington Avenue Extension | Suite 201 | Albany, NY 12203

T 518 452 2700 x115 | F 518 452 7037

[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

[NYS Fair Housing Notice](#)

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If

you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Dane McSpedon <[dane.mcspedon@hughesenergygroup.com](mailto:dane.mcspedon@hughesenergygroup.com)>  
**Sent:** Monday, November 29, 2021 12:14 PM  
**To:** Kyle Rueckert <[Kyle.Rueckert@cbre-albany.com](mailto:Kyle.Rueckert@cbre-albany.com)>  
**Cc:** Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)>; [mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com); Craig Darby <[craig.darby@cbre-albany.com](mailto:craig.darby@cbre-albany.com)>; frank darconte <[frank.darconte@hughesenergygroup.com](mailto:frank.darconte@hughesenergygroup.com)>; Jatish Shah <[jatish.shah@hughesenergygroup.com](mailto:jatish.shah@hughesenergygroup.com)>  
**Subject:** Re: Fort Edward Site

Hi, Kyle,

Thank you for the follow up note.

We are interested in further discussions about the Ft. Edward site for consideration of my Board as a short-listed finalist. (we will present next week 2 of the 5 under discussion).

We do not need the building on the site. Not including the building will provide you with the access to the substation which you need.

We require 10 acres in total with Rail spur access. So please re-locate our 10 acres to avoid the existing structures and positions us as close to the rail spur as possible. Please send a proposed layout which works for your clients for our consideration so that our engineering team can review it.

Please send comps for us of the area which supports the \$60,000 per acre cost. On the face of it, the number seems high, but we look forward to your supporting documentation.

Would your client consider a land lease for 49 years with two possible renewals?

Regarding site utilities, we need the following connections to our site:

Power - 1.2MW continuous power  
Water - 1000 gallons per hour maximum draw  
Sewer - 1000 gallons per hour maximum outflow  
Natural gas - up to 20,000 CFH  
24/7 access in and out

Looking forward to your feedback.

Thank you,

Dane

<image001.jpg><image002.png>

On Nov 24, 2021, at 9:31 AM, Kyle Rueckert  
<Kyle.Rueckert@cbre-albany.com> wrote:

Dane –

Just following up to ensure you received the below email. Please let us know if you have any questions.

Have a great Thanksgiving.

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker  
CBRE|Albany | Advisory & Transaction Services  
210 Washington Avenue Extension | Suite 201 | Albany, NY 12203  
T 518 452 2700 x115 | F 518 452 7037  
[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

---

**From:** Kyle Rueckert

**Sent:** Thursday, November 18, 2021 9:49 AM

**To:** 'dane.mcspedon@hughesenergygroup.com'  
<dane.mcspedon@hughesenergygroup.com>

**Cc:** 'Dave O'Brien' <dkobrien@att.net>; [mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com); Craig Darby <[craig.darby@cbre-albany.com](mailto:craig.darby@cbre-albany.com)>

**Subject:** Fort Edward Site

Dane –

Dave O'Brien asked that we reach out regarding pricing for the former dewatering site in Fort Edward. It is our understanding that your team would need appx. 10 acres of land and the larger ±45,000 SF building. It may be prudent to consider additional acreage to maximize rail access and efficiency. Given the location of the building adjacent to the substation (and the existing substation controls within said building), and yet to be determined configuration of your proposed site area, we feel that it is best for discussion purposes to quote an asking price for the building and an asking price per acre for the additional land. As such, our asking price for the building is \$1,800,000, and our asking price for the land is \$60,000 per acre. We will need to work out details



pertaining to the relocation of the substation controls, along with a clearer understanding of your utility (i.e. sewer/gas/etc.) requirements, but hopefully this information should be enough to continue the dialogue and help you firm up a proforma to be presented to your Board.

Please let us know of any questions.

Thank you,

**Kyle F. Rueckert**

Licensed Associate Real Estate Broker

CBRE|Albany | Advisory & Transaction Services

210 Washington Avenue Extension | Suite 201 | Albany, NY 12203

T 518 452 2700 x115 | F 518 452 7037

[kyle.rueckert@cbre-albany.com](mailto:kyle.rueckert@cbre-albany.com)

Click Here to See My Listings: <https://bit.ly/37j6lKq>

The NYS Department of Human Rights requires every NYS real estate licensee to provide all prospective purchasers, sellers, tenants or landlords with a copy of the New York State Housing and Anti-Discrimination Disclosure Form. Pursuant to that requirement we have attached a link to the Disclosure Form below, and encourage you to open and read the notice. Thank you.

#### NYS Fair Housing Notice

Part of the CBRE affiliate network. This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

## Dave O'Brien

---

**From:** Kyle Rueckert <Kyle.Rueckert@cbre-albany.com>  
**Sent:** Wednesday, January 5, 2022 11:52 AM  
**To:** Dane McSpedon  
**Cc:** Dave O'Brien; mostrander@warren-washingtonida.com; Craig Darby; Jatish Shah; Joseph Betro  
**Subject:** RE: Fort Edward Site

Dane –

Happy New Year and I hope you also had an enjoyable holiday season. Below is a table of comparable sales which support the value range we indicated. Please keep in mind that our site includes a number of extremely unique assets (i.e. the existing rail infrastructure, substation, concrete lay down areas, etc.) that add considerable value above and beyond a vacant land site, and the costs would likely be prohibitively substantial if one were to try to recreate those features.

<u>Address</u>	<u>Municipality</u>	<u>Tax ID#</u>	<u>Closing Date</u>	<u>Purchase Price</u>	<u>Size of Site</u>	<u>Price/Acre</u>	<u>Comments</u>
2 Werner Road	Town of Halfmoon, Saratoga County	272.-4-78	10/13/2017	\$975,000	6.54	\$149,083	Vacant industrial land site; Municipal water and sewer available; Purchased by Graybar Electric for construction of 40K SF warehouse
0 River Road / "Beacon Harbor"	Town of Bethlehem, Albany County	98.-2-10.23 & 98.1-2-1	11/30/2018	\$5,250,000	81.6 acres	\$64,338	Vacant industrial land site with rail/river access; Municipal water available; No sewer/natural gas/electric infrastructure in place at time of sale; Purchased by Port of Albany
279 Ushers Road	Town of Clifton Park, Saratoga County	259.-2-74.3	11/5/2020	\$1,400,000	14.33 acres		Vacant industrial land site; Municipal water and sewer available; Purchased by Nortrax for construction of 26K SF warehouse/heavy equipment dealership

Michael S. Ostrander  
Executive Director  
Counties of Warren & Washington IDA  
5 Warren Street  
Suite 210  
Glens Falls, New York 12801  
W: (518) 792-1312  
C: (518) 242-6542

---

**From:** Yevoli, Michael (ESD) <[Michael.Yevoli@esd.ny.gov](mailto:Michael.Yevoli@esd.ny.gov)>  
**Sent:** Tuesday, January 25, 2022 10:53 AM  
**To:** 'mostrander@warren-washingtonida.com' <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)>  
**Cc:** Dillon, Linda (ESD) <[Linda.Dillon@esd.ny.gov](mailto:Linda.Dillon@esd.ny.gov)>  
**Subject:** RE: Meeting request

Michael;

Thanks. I am aware of the companies plan and sat in at the presentation they made a few months ago. Our office would be happy to discuss a potential project in Fort Edward. I have added Linda Dillon who can help coordinate any next steps.

**Michael Yevoli**  
Regional Director  
Capital Region

Empire State Development  
Hedley Park Place  
433 River Street - Suite 1003, Troy, NY 12180  
518 270-1130 (office) | 347-640-1582 (cell)  
[michael.yevoli@esd.ny.gov](mailto:michael.yevoli@esd.ny.gov) | [www.esd.ny.gov](http://www.esd.ny.gov)

---

**From:** [mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com) <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)>  
**Sent:** Tuesday, January 25, 2022 10:38 AM  
**To:** Yevoli, Michael (ESD) <[Michael.Yevoli@esd.ny.gov](mailto:Michael.Yevoli@esd.ny.gov)>  
**Subject:** Meeting request

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Mike,

Good morning and I hope this note finds you and the staff at Empire State Development doing well.

The purpose of my email is to request a meeting between ESD, the WWIDA and Hughes Energy Group. As you may be aware, Hughes Energy is a clean tech company that recycles unwanted organic materials and turns it into fibre. They currently have operations in Europe and are in the process of getting sites locked down in Delaware County & Washington County in NY. The site in Washington County is the old Dewatering Facility in Ft. Edward, now known at the Canalside Energy Park which the WWIDA officially took possession of in the last couple of weeks.



The CEO of Hughes, Dane McSpedon has asked us to help facilitate a meeting between our three organizations to talk about their vision, how the Canalside Energy Park fits their needs and the role ESD can play to help bring this project to fruition.

Please let me know if you can get us on your schedule in the coming weeks as we would appreciate the opportunity to discuss further.

All the best,

Michael S. Ostrander  
Executive Director  
Counties of Warren & Washington IDA  
5 Warren Street  
Suite 210  
Glens Falls, New York 12801  
W: (518) 792-1312  
C: (518) 242-6542

**IMPORTANT:** This e-mail message and any attachments contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information may be subject to legal restriction or sanction. Please immediately notify the sender by electronic mail or notify the System Administrator by telephone (518)292-5180 or e-mail ([administrator@esd.ny.gov](mailto:administrator@esd.ny.gov)) and delete the message. Thank you.

## Dave O'Brien

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Tuesday, January 25, 2022 5:03 PM  
**To:** Mike Ostrander  
**Cc:** Yevoli, Michael (ESD); Dillon, Linda (ESD); dkobrien@att.net; Michael Bittel; Laura Oswald; aweaver@warren-washingtonida.com  
**Subject:** Re: Meeting request

Thank you, Michael,

Our team is available Monday, Thursday or Friday of next week - fairly open.

Best,

Dane

## Dane McSpedon

Chief Executive Officer at Hughes En

---

📞 +1 914 299 5032    ✉️ dane.m



On Jan 25, 2022, at 11:02 AM, <mostrander@warren-washingtonida.com> <mostrander@warren-washingtonida.com> wrote:

Great! Thank you very much for the quick response.

I have included several others from the various teams so we are all on the same page as far as schedule.

Look forward to getting on the calendar.

## Dave O'Brien

---

**From:** Dave O'Brien <dkobrien@att.net>  
**Sent:** Wednesday, January 26, 2022 9:09 AM  
**To:** dane.mcspedon@hughesenergygroup.com  
**Subject:** Property

Dane we are working on the preliminary engineering studies which we need to apply for grants for sewer and water improvements. While we do have a letter saying you are amenable to being a beneficiary for the grant we also need one more thing for the grant application. We will need a Letter of Intent to purchase the property. Of course this is not a contract and can contain qualifiers such as based on dec approval of the project and financing but the EDA needs that letter form the beneficiary which gives more weight to the application for funding.

Call me if you have questions.

Thanks Dane.

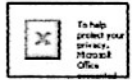
Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board  
Chair Washington County Local Development Corporation



Call me if you have questions.

Thanks Dane.

Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board  
Chair Washington County Local Development Corporation



Virus-free. [www.avg.com](http://www.avg.com)

## Dave O'Brien

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Wednesday, January 26, 2022 10:10 AM  
**To:** Dave O'Brien  
**Cc:** Jatish Shah; Joseph Betro  
**Subject:** Re: Property

Thanks, Dave. I will have our CFO look into this for us.

I can tell you that the property is priced very high from what my people tell me. But I have told them there is no point in negotiating any of that until we secure the waste stream suppliers, which we are working on.

Will keep you in the loop. We fully intend to do a second project in upper NY State this year.

Best Regards,

Dane

## Dane McSpedon

Chief Executive Officer at Hughes En

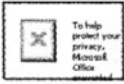
---

📞 +1 914 299 5032 ✉️ dane.m



On Jan 26, 2022, at 9:09 AM, Dave O'Brien <dkobrien@att.net> wrote:

Dane we are working on the preliminary engineering studies whi9ch we need to apply for grants for sewer and water improvements. While we do have a letter saying you are amenable to being a beneficiary for the grant we also need one more thing for the grant application. We will need a Letter of Intent to purchase the property. Of course this is not a contract and can contain qualifiers such as based on dec approval of the project and financing but the4 EDA needs that letter form the beneficiary which gives more weight to the application for funding.



Virus-free. [www.avg.com](http://www.avg.com)



I understand but if you are going to bring waste in by rail you will either need to build your own spur which would require additional acreage or construct your building over the existing spur. Constructing spurs is expensive.

Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board  
Chair Washington County Local Development Corporation

---

**From:** Dane McSpedon <[dane.mcspedon@hughesenergygroup.com](mailto:dane.mcspedon@hughesenergygroup.com)>  
**Sent:** Wednesday, January 26, 2022 10:10 AM  
**To:** Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)>  
**Cc:** Jatish Shah <[jatish.shah@hughesenergygroup.com](mailto:jatish.shah@hughesenergygroup.com)>; Joseph Betro <[joseph.betro@hughesenergygroup.com](mailto:joseph.betro@hughesenergygroup.com)>  
**Subject:** Re: Property

Thanks, Dave. I will have our CFO look into this for us.

I can tell you that the property is priced very high from what my people tell me. But I have told them there is no point in negotiating any of that until we secure the waste stream suppliers, which we are working on.

Will keep you in the loop. We fully intend to do a second project in upper NY State this year.

Best Regards,

Dane  
<image001.jpg><image002.png>

On Jan 26, 2022, at 9:09 AM, Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)> wrote:

Dane we are working on the preliminary engineering studies which we need to apply for grants for sewer and water improvements. While we do have a letter saying you are amenable to being a beneficiary for the grant we also need one more thing for the grant application. We will need a Letter of Intent to purchase the property. Of course this is not a contract and can contain qualifiers such as based on dec approval of the project and financing but the EDA needs that letter from the beneficiary which gives more weight to the application for funding.

Call me if you have questions.

Thanks Dane.

Dave O'Brien  
518-866-1022  
Supervisor Town of Hampton  
Chair, Warren-Washington IDA  
Chair, Lake Champlain Lake George Regional Planning Board

## Dave O'Brien

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Wednesday, January 26, 2022 10:31 AM  
**To:** Dave O'Brien  
**Subject:** Re: Property

Hi, Dave,

Our research indicates rail transport will not be viable. The costs and uncertainty around scheduling and delivery create a significant risk to our operations.

Fully understand the project will take all of \$100M to build, but each cost needs to be "market" for our bankers to sign off.

We remain very interested in working with you on the dewatering site.

Thank you and Mike for making the intro to the Empire Development people.

Best,

Dane

## Dane McSpedon

Chief Executive Officer at Hughes Energy

---

📞 +1 914 299 5032    ✉️ dane.m



On Jan 26, 2022, at 10:28 AM, Dave O'Brien <[dkobrien@att.net](mailto:dkobrien@att.net)> wrote:

## David O'Brien


---

**From:** Whipple, David (ESD) <David.Whipple@esd.ny.gov>  
**Sent:** Tuesday, February 1, 2022 11:57 AM  
**To:** David O'Brien; Dillon, Linda (ESD)  
**Cc:** mostrander@warren-washingtonida.com; Yevoli, Michael (ESD)  
**Subject:** RE: [ EXTERNAL ] Hughes Energy

Thanks for the intro.

Dave – did you say you want to do a call / Zoom for the next step? Most of my days Monday 2/7 and Tuesday 2/8 are open. Let me know if any times there work.

David Whipple | MBA | Industry Director  
Strategic Business Development | Albany, NY  
Empire State Development  
(518) 292-5257: Office Direct  
(646) 398-2191: Mobile  
[david.whipple@esd.ny.gov](mailto:david.whipple@esd.ny.gov)  
[esd.ny.gov/industries/cleantech-and-renewable-energy](http://esd.ny.gov/industries/cleantech-and-renewable-energy)

 Please consider the environment before printing this email

---

**From:** David O'Brien <dobrien@washingtoncountyny.gov>  
**Sent:** Monday, January 31, 2022 4:38 PM  
**To:** Dillon, Linda (ESD) <Linda.Dillon@esd.ny.gov>  
**Cc:** mostrander@warren-washingtonida.com; Whipple, David (ESD) <David.Whipple@esd.ny.gov>; Yevoli, Michael (ESD) <Michael.Yevoli@esd.ny.gov>  
**Subject:** Re: [ EXTERNAL ] Hughes Energy

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*


Thanks Linda.

We appreciate your assistance. We are working with Dave on another potential project.

Dave O'Brien  
Hampton Town Supervisor  
Chair, Warren-Washington County IDA  
Chair, Lake Champlain Lake George Regional Planning Board  
(518) 866-1022  
Sent from my iPhone

On Jan 31, 2022, at 4:21 PM, Dillon, Linda (ESD) <[Linda.Dillon@esd.ny.gov](mailto:Linda.Dillon@esd.ny.gov)> wrote:



 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

**awhite@warren-washingtonida.com**

---

**From:** Dane McSpedon <dane.mcspedon@hughesenergygroup.com>  
**Sent:** Tuesday, January 25, 2022 5:03 PM  
**To:** Mike Ostrander  
**Cc:** Yevoli, Michael (ESD); Dillon, Linda (ESD); dkobrien@att.net; Michael Bittel; Laura Oswald; aweaver@warren-washingtonida.com  
**Subject:** Re: Meeting request

Thank you, Michael,

Our team is available Monday, Thursday or Friday of next week - fairly open.

Best,

Dane

**Dane McSpedon**

Chief Executive Officer at Hughes Energy Group



---

+1 914 299 5032 ✉ dane.mcspedon@hughesenergygroup.com

---

[www.hughesenergygroup.com](http://www.hughesenergygroup.com)

**HUGHES ENERGY**



On Jan 25, 2022, at 11:02 AM, <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)> <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)> wrote:

Great! Thank you very much for the quick response.

I have included several others from the various teams so we are all on the same page as far as schedule.

Look forward to getting on the calendar.

Michael S. Ostrander  
Executive Director  
Counties of Warren & Washington IDA  
5 Warren Street  
Suite 210  
Glens Falls, New York 12801  
W: (518) 792-1312  
C: (518) 242-6542

---

**From:** Yevoli, Michael (ESD) <[Michael.Yevoli@esd.ny.gov](mailto:Michael.Yevoli@esd.ny.gov)>  
**Sent:** Tuesday, January 25, 2022 10:53 AM  
**To:** 'mostrander@warren-washingtonida.com' <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)>  
**Cc:** Dillon, Linda (ESD) <[Linda.Dillon@esd.ny.gov](mailto:Linda.Dillon@esd.ny.gov)>  
**Subject:** RE: Meeting request

Michael;

Thanks. I am aware of the companies plan and sat in at the presentation they made a few months ago. Our office would be happy to discuss a potential project in Fort Edward. I have added Linda Dillon who can help coordinate any next steps.

**Michael Yevoli**  
Regional Director  
Capital Region

Empire State Development  
Hedley Park Place  
433 River Street - Suite 1003, Troy, NY 12180  
518 270-1130 (office) | 347-640-1582 (cell)  
[michael.yevoli@esd.ny.gov](mailto:michael.yevoli@esd.ny.gov) | [www.esd.ny.gov](http://www.esd.ny.gov)

---

**From:** [mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com) <[mostrander@warren-washingtonida.com](mailto:mostrander@warren-washingtonida.com)>  
**Sent:** Tuesday, January 25, 2022 10:38 AM  
**To:** Yevoli, Michael (ESD) <[Michael.Yevoli@esd.ny.gov](mailto:Michael.Yevoli@esd.ny.gov)>  
**Subject:** Meeting request

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Mike,

Good morning and I hope this note finds you and the staff at Empire State Development doing well.

The purpose of my email is to request a meeting between ESD, the WWIDA and Hughes Energy Group. As you may be aware, Hughes Energy is a clean tech company that recycles unwanted organic materials and turns it into fibre. They currently have operations in Europe and are in the process of getting sites locked down in Delaware County & Washington County in NY. The site in Washington County is the old Dewatering Facility in Ft. Edward, now known at the Canalside Energy Park which the WWIDA officially took possession of in the last couple of weeks.



The CEO of Hughes, Dane McSpedon has asked us to help facilitate a meeting between our three organizations to talk about their vision, how the Canalside Energy Park fits their needs and the role ESD can play to help bring this project to fruition.

Please let me know if you can get us on your schedule in the coming weeks as we would appreciate the opportunity to discuss further.

All the best,

Michael S. Ostrander  
Executive Director  
Counties of Warren & Washington IDA  
5 Warren Street  
Suite 210  
Glens Falls, New York 12801  
W: (518) 792-1312  
C: (518) 242-6542

IMPORTANT: This e-mail message and any attachments contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information may be subject to legal restriction or sanction. Please immediately notify the sender by electronic mail or notify the System Administrator by telephone (518)292-5180 or e-mail ([administrator@esd.ny.gov](mailto:administrator@esd.ny.gov)) and delete the message. Thank you.

## David O'Brien

---

**Subject:** Hughes Energy  
**Location:** [https://us02web.zoom.us/j/83546182750?  
pwd=VzdnQ0tRbGkvQXNvdGdadHRqMWVXdz09](https://us02web.zoom.us/j/83546182750?pwd=VzdnQ0tRbGkvQXNvdGdadHRqMWVXdz09)

**Start:** Fri 2/11/2022 10:00 AM  
**End:** Fri 2/11/2022 11:00 AM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Required Attendees:** Whipple, David (ESD); Dane McSpedon; Mike Yevoli (michael.yevoli@esd.ny.gov); Michael Bittel; Michael Ostrander; dkobrien; Dillon, Linda (ESD)

**Optional Attendees:** Alie Weaver (aweaver@warren-washingtonida.com)

Dave O'Brien is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83546182750?pwd=VzdnQ0tRbGkvQXNvdGdadHRqMWVXdz09>

Meeting ID: 835 4618 2750

Passcode: 135860

One tap mobile

+16465588656,,83546182750# US (New York)

+13017158592,,83546182750# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 835 4618 2750

Find your local number: <https://us02web.zoom.us/u/kevZUrOeOP>