

Dave O'Brien

From: Joseph Betro <joseph.betro@hughesenergygroup.com>
Sent: Thursday, July 29, 2021 7:14 AM
To: Jim Thompson
Cc: Dane McSpedon; mostrander@warren-washingtonida.com; dkobrien@att.net
Subject: Re: Hughes Energy/ Warren Washington County IDA
Attachments: logo.png; Untitled attachment 00009.htm; Mail Attachment.ics; Untitled attachment 00012.htm

Jim are these zoom calls or in person calls?

Joe
Joseph Betro
Business Development
Hughes Energy Group

917-836-3659 Mobile

Visit our newly launched website at www.hughesenergygroup.com

Nice meeting you yesterday.

We look forward with working with you to bring your vision to the Fort Edward Park.

We are working to gather documents and information for your use.

I have also started reaching out to some of the parties which would need to be involved.

If you have any questions please feel free to reach out.

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

mostrander@warren-washingtonida.com

From: Jim Thompson <jim@en-visionstrategy.com>
Sent: Wednesday, September 8, 2021 10:50 AM
To: mostrander@warren-washingtonida.com
Cc: 'David O'Brien'
Subject: Re: Circling back around

Still working on it. We are in the heat of the DEC public participation of our Green Del project.

Get [Outlook for iOS](#)

From: mostrander@warren-washingtonida.com <mostrander@warren-washingtonida.com>
Sent: Wednesday, September 8, 2021 10:49:09 AM
To: Jim Thompson <jim@en-visionstrategy.com>
Cc: 'David O'Brien' <dkobrien@att.net>
Subject: Circling back around

Jim,

Good morning. I hope you're doing well. Wanted to take an opportunity to circle back around with you regarding the tour of the Dewatering Facility with your clients. Look forward to hearing from you.

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

mostrander@warren-washingtonida.com

From: Jim Thompson <jim@en-visionstrategy.com>
Sent: Tuesday, September 21, 2021 8:10 AM
To: Joseph Betro
Cc: Dane McSpedon; mostrander@warren-washingtonida.com; David Carroll; Stephen Schultz
Subject: Re: Hughes/ Warren Washington IDA site visit

Does Friday work better?

Sent from my iPhone

On Sep 21, 2021, at 6:21 AM, Joseph Betro <joseph.betro@hughesenergygroup.com> wrote:

Jim/ Dane I have a conflict for thursday I have the Insurance and engineering copies as well as FEMA going to be at otterkill on thursday to cover the damages we incurred during the storm. i will not be able to make these meeting do you want to rechedule or do ti without me?

Joe
Joseph Betro
Business Development
Hughes Energy Group

917-836-3659 Mobile

Visit our newly launched website at www.hughesenergygroup.com
<logo.png>

On Sep 20, 2021, at 7:56 PM, Jim Thompson <jim@en-visionstrategy.com> wrote:

<Mail Attachment.ics>

mostrander@warren-washingtonida.com

From: David O'Brien <dkobrien@att.net>
Sent: Friday, September 24, 2021 7:54 AM
To: Dane McSpedon
Cc: Jim Thompson; John Davidson; Michael Ostrander; Alie Weaver
Subject: Fort Edward

Dane

Nice meeting you yesterday.

We look forward with working with you to bring your vision to the Fort Edward Park.

We are working to gather documents and information for your use.

I have also started reaching out to some of the parties which would beed to be involved.

If you have any questions please feel free to reach out.

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

Dave O'Brien

From: John Davidson <JDavidson@dacollins.com>
Sent: Friday, September 24, 2021 8:02 AM
To: David O'Brien; Dane McSpedon
Cc: Jim Thompson; Michael Ostrander; Alie Weaver
Subject: RE: Fort Edward

Dane & Jim,

I reiterate what Dave said. I have created a sharefile that I will upload files to.

Dane, do you need me to add anyone else for access on your end? So far it is just you since I don't believe Jim wants all of those details. Just let me know.

Thanks again!

Best Regards,
John

John P. Davidson
D.A. Collins Construction Co., Inc.
269 Ballard Road
Wilton, NY 12831

Office: 518-886-7738
Cell: 518-365-9903
jdavidson@dacollins.com

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-----Original Message-----

From: David O'Brien <dkobrien@att.net>
Sent: Friday, September 24, 2021 7:54 AM
To: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>
Cc: Jim Thompson <Jim@en-visionstrategy.com>; John Davidson <JDavidson@dacollins.com>; Michael Ostrander <mostrander@warren-washingtonIDA.com>; Alie Weaver <aweaver@warren-washingtonida.com>
Subject: Fort Edward

Dane

mostrander@warren-washingtonida.com

From: David O'Brien <dkobrien@att.net>
Sent: Friday, September 24, 2021 8:01 AM
To: Jim Thompson; Michael Ostrander; John Davidson
Cc: Alie Weaver
Subject: Group for first meeting

Here us my pass at who should be involved in the first meeting.

Chuck Schumer
Elise Stefanik
Carrie Woerner
Dan Stec
Matt Traver
Tim Fisher
Dana Hogan
Mike Yevoli - ESD
Sam Hall
Laura Oswald
John Davidson

Anyone else people can think of?

I am starting to discuss with Joe Brillling and Beth about getting grant going.

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

mostrander@warren-washingtonida.com

From: Dave O'Brien <dkobrien@att.net>
Sent: Friday, September 24, 2021 8:14 AM
To: John Davidson; Jim Thompson; Michael Ostrander; Michael Bittel; Laura Oswald
Cc: 'Alie Weaver'
Subject: Strategy meeting

Gentlepeople,

Like to set up a strategy meeting as how we move forward on this project

Let me know availability. I am open almost all Monday. Tuesday after 3, Wednesday pm.

This is hughesenergygroup.com

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

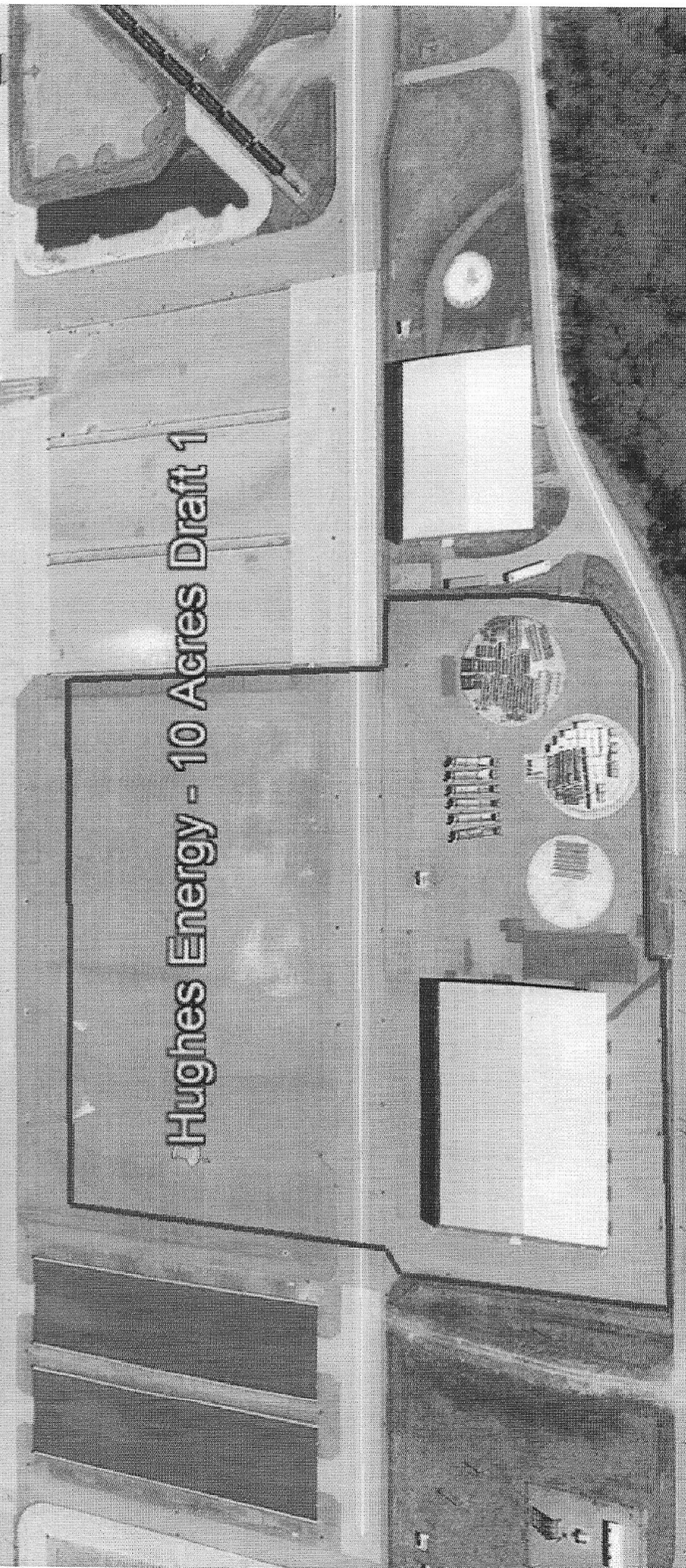


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gy - 10 Acres Draft #1

Main Unloading Track (#7)

Hughes Energy - 10 Acres Draft 1



David O'Brien

From: David O'Brien
Sent: Monday, September 27, 2021 6:14 PM
To: Beth Gilles; Laura Oswald; Michael Bittel; Alie Weaver; Michael Ostrander; John Davidson; Jim Thompson
Subject: Strategy meeting

Dane McSpedon from Hughes will be putting on a presentation so we can understand better what the company's goals are for the Fort Edward Site.

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

The CEO of Hughes Energy and his staff will be in Fort Edward Friday October 8th and have asked that we invite all of you to a presentation of their vision for the site.

We will meet at the Washington County Municipal Building 383 Broadway, Fort Edward NY at 9:30 in the morning. The meeting will be held upstairs in the class room.

Hughes Energy uses a process which converts organic waste materials into second generation products one of which is fibers used in the paper industry.

They project their initial investment in the project will be between 80 – 100 million and employ 60 – 80 people.

Website is hughesenergygroup.com.

Please be advised that no information is to be released to the press at this time as Hughes Energy is in its initial phases of research.

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

From: David O'Brien <dobrien@washingtoncountyny.gov>
Sent: Monday, September 27, 2021 6:14 PM
To: Beth Gilles; Laura Oswald; Michael Bittel; Alie Weaver; Michael Ostrander; John Davidson; Jim Thompson
Subject: Strategy meeting

Dane McSpedon from Hughes will be putting on a presentation so we can understand better what the company's goals are for the Fort Edward Site.

Dave O'Brien
Hampton Town Supervisor
Chair, Warren-Washington County IDA
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(518) 866-1022
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Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Thursday, September 30, 2021 11:18 AM
To: John Davidson (j davidson@dacollins.com);
'dane.mcspedon@hughesenergygroup.com'; 'Alie Weaver'; mostrander@warren-washingtonIDA.com; 'Beth Gilles (beth.gilles@lclgrp.org)'; Laura Oswald; Michael Bittel; Craig Darby (craig.darby@cbre-albany.com); jim@en-visionstrategy.com; Craig Darby (craig.darby@cbre-albany.com)
Subject: Agenda for 1:00 Meeting

Below please find the proposed agenda for today's 1:00. Sorry for the delay.

AGENDA

Introductions
Presentation - Dane McSpedon Hughes Energy
Discussion on Site
Needs
Configuration of Site Potential Site Visit
Timeline
Tasks

This is my annual week where we spend the first three days of the week on the county budget.

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

mostrander@warren-washingtonida.com

From: Dave O'Brien <dkobrien@att.net>
Sent: Thursday, September 30, 2021 11:18 AM
To: John Davidson; dane.mcspedon@hughesenergygroup.com; 'Alie Weaver';
mostrander@warren-washingtonIDA.com; 'Beth Gilles'; Laura Oswald; Michael Bittel;
Craig Darby; jim@en-visionstrategy.com; Craig Darby
Subject: Agenda for 1:00 Meeting

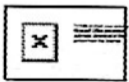
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Chair, Lake Champlain Lake George Regional Planning Board



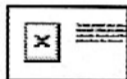
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mostrander@warren-washingtonida.com

From: Dave O'Brien <dkobrien@att.net>
Sent: Thursday, September 30, 2021 9:11 AM
To: jim@en-visionstrategy.com; Michael Ostrander; 'Alie Weaver'; 'Craig Leggett'; 'Laura Oswald'
Subject: Hughes energy
Attachments: Hughes Energy 10 Acres Draft 1.jpg

Here is the plot that is being proposed for Hughes energy at the dewatering facility

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



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From: David O'Brien <dobrien@washingtoncountyny.gov>
Sent: Friday, October 1, 2021 3:05 PM
To: Dan Stec; Carrie Woerner; Matt Simpson; Brian Stratton (brian.stratton@canals.ny.gov); Samuel Hall; Timothy Fisher; Dana Hogan; 'Mike Yevoli (michael.yevoli@esd.ny.gov)'; 'Craig Leggett (townofchestersuper@gmail.com)'; Michael Bittel; jim@en-visionstrategy.com; mayor; steve_mann@schumer.senate.gov; dane.mcspedon@hughesenergygroup.com; elise.stefanik@gmail.com; jonathan.carman@mail.house.gov
Cc: Laura Oswald; Beth Gilles; John Davidson (j davidson@dacollins.com); 'Alie Weaver'; Al Nolette
Subject: Potential New Project for the Fort Edward Dewatering Facility

All we have a potential new project for the former dewatering facility in Fort Edward.

The company name is Hughes Energy Group.

The CEO of Hughes Energy and his staff will be in Fort Edward Friday October 8th and have asked that we invite all of you to a presentation of their vision for the site.

We will meet at the Washington County Municipal Building 383 Broadway, Fort Edward NY at 9:30 in the morning. The meeting will be held upstairs in the class room.

Hughes Energy uses a process which converts organic waste materials into second generation products one of which is fibers used in the paper industry.

They project their initial investment in the project will be between 80 - 100 million and employ 60 - 80 people.

Website is hughesenergygroup.com.

Please be advised that no information is to be released to the press at this time as Hughes Energy is in its initial phases of research.

Dave O'Brien
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Supervisor Town of Hampton
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David O'Brien

From: David O'Brien
Sent: Tuesday, October 5, 2021 12:25 PM
To: Dana Hogan
Subject: RE: Potential New Project for the Fort Edward Dewatering Facility

Hope all goes well. Based on what they have indicated it would be a good fit for the property.

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

From: Dana Hogan <dhogan@washingtoncountyny.gov>
Sent: Monday, October 4, 2021 9:52 AM
To: David O'Brien <dobrien@washingtoncountyny.gov>
Subject: Re: Potential New Project for the Fort Edward Dewatering Facility

This would be a nice project for the site.

I apologize I will be unable to attend. Surgery is currently scheduled for Wednesday. Based on what I'm being told, I will not be much good, mentally or physically, for about a week.

-DH

From: David O'Brien <dobrien@washingtoncountyny.gov>
Sent: Friday, October 1, 2021 3:05 PM
To: Dan Stec <stec@nysenate.gov>; Carrie Woerner <woerner@nyassembly.gov>; Matt Simpson <simpsonm@nyassembly.gov>; Brian Stratton (brian.stratton@canals.ny.gov) <brian.stratton@canals.ny.gov>; Samuel Hall <shall@washingtoncountyny.gov>; Timothy Fisher <tfisher@washingtoncountyny.gov>; Dana Hogan <dhogan@washingtoncountyny.gov>; 'Mike Yevoli (michael.yevoli@esd.ny.gov)' <michael.yevoli@esd.ny.gov>; 'Craig Leggett (townofchestersuper@gmail.com)' <townofchestersuper@gmail.com>; Michael Bittel <mbittel@adironackchamber.org>; jim@en-visionstrategy.com <jim@en-visionstrategy.com>; mayor <mayor@villageoffortedward.com>; steve mann@schumer.senate.gov <steve_mann@schumer.senate.gov>; dane.mcspedon@hughesenergygroup.com <dane.mcspedon@hughesenergygroup.com>; elise.stefanik@gmail.com <elise.stefanik@gmail.com>; jonathan.carman@mail.house.gov <jonathan.carman@mail.house.gov>
Cc: Laura Oswald <loswald@washingtoncountyny.gov>; Beth Gilles <beth.gilles@ldgrpb.org>; John Davidson (j davidson@dacollins.com) <jdavidson@dacollins.com>; 'Alie Weaver' <aweaver@warren-washingtonida.com>; Al Nolette <anolette@washingtoncountyny.gov>
Subject: Potential New Project for the Fort Edward Dewatering Facility

All we have a potential new project for the former dewatering facility in Fort Edward.

The company name is Hughes Energy Group.

Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Tuesday, October 19, 2021 8:10 PM
To: 'Jim Thompson'; 'Dane McSpedon'
Cc: 'Jatish Shah'
Subject: RE: Next Steps
Attachments: IDA Application.doc; beneficiary form.eml

Dane

Attached please find the Beneficiary Form for the EDA Grant. Please review and we can discuss any questions you may have.

Also I have attached an Application for Assistance. We can also discuss in detail at our convenience.

As far as Bonds Go I can give you a rough idea of the process but may suggest that we setup a discussion with our Bond Attorney to get more of the details and a customized understanding of how it would apply to your needs.

Basically with bonds you would work with your financing arm to arrange the financial commitment. Our bond counsel would then work with your financing arm to arrange the bonds which are issued by the WWIDA in order to get tax exempt status. For more details I can arrange a call with our bond counsel and your financial people and your CFO.

Any questions please ask.

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

Joe

I would like to use this email to introduce you and your staff to Dane McSpedon from Hughes Energy.

Hughes Energy is considering building a 80 – 100 million dollar plant in Fort Edward. Hughes Energy has a unique process which converts organic waste into fiber that has multiple uses, one of which is in the paper industry.

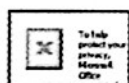
As part of the due diligence process Dane is seeking to have discussions with the paper industry in this area to explore where they may be a synergy between the companies.

Dane would like the opportunity to have a conversation with you and explain better the process they use and its potential applications.

Hopefully you and Dane can make some time to have that discussion

Thanks for your time.

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



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Dave O'Brien

From: Joe Raccuia <jraccuia@morcontissue.com>
Sent: Thursday, October 21, 2021 9:08 AM
To: 'Dave O'Brien'; dane.mcspedon@hughesenergygroup.com
Cc: Chris Raccuia; Tori Raccuia; jim@en-visionstrategy.com
Subject: RE: Introduction

Hi Dane,

I could be available next week Thursday AM 9 – 10:30 for a call

Joe Raccuia
Owner/President and CEO



(OFFICE) 518.677.8511
(FAX) 518.677.5984
62 Owl Kill Road. Eagle Bridge, NY 12057
www.morcontissue.com



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From: Dave O'Brien <dkobrien@att.net>
Sent: Wednesday, October 20, 2021 4:45 PM
To: dane.mcspedon@hughesenergygroup.com; Joe Raccuia <jraccuia@morcontissue.com>
Cc: Chris Raccuia <craccuia@morcontissue.com>; Tori Raccuia <traccuia@morcontissue.com>; jim@en-visionstrategy.com; dkobrien <dkobrien@att.net>
Subject: Introduction

Dane McSpedon

Chief Executive Officer at Hughes En

+1 914 299 5032 dane.m



On Oct 20, 2021, at 4:51 PM, Dave O'Brien <dkobrien@att.net> wrote:

Dane, you were copied on an introduction to Morcon Tissues and an email to Senator Stec to assist in making a connection at Sylvamo. I am also reaching out to help make a connection at Irving and Essity through other vehicles.

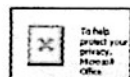
One item outstanding was whether or not the Electrical Substation would be of value to Hughes Energy at this facility. This would be a factor in the pricing.

Also I would like to be able to setup some small group zoom meetings where we can continue building support with the local officials. We could include more of the Town Supervisors and the Board Members from the IDA. We could also include some of the individuals form the planning and zoning in Fort Edward. There are also a few economic people form the local area I would like to read in on this.

Usually later in the day draws a better crowd maybe 4 or 5 o'clock. Let me know your thoughts.

Thanks.

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



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Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Tuesday, October 26, 2021 11:14 AM
To: 'Dane McSpedon'
Cc: 'jim@en-visionstrategy.com'; John Davidson (j davidson@dacollins.com)
Subject: RE: Items

Dane,

You may want to do an analysis of cost of utilization the substation for power if cheap power is your goal. I know very little about the pluses and minuses so an electrical engineer may be able to help.

I can recommend Frank or anyone else familiar with your power requirements have a discussion with Hour Electric in Fort Edward. He is familiar with the site and the substation.

Simeon Hudson 518796-5769

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

From: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>
Sent: Tuesday, October 26, 2021 10:53 AM
To: Dave O'Brien <dkobrien@att.net>
Cc: jim@en-visionstrategy.com
Subject: Re: Items

Hi, Dave,

FYI, not sure if I answered but we do not need Substation but we do need access to as cheap power as possible - 1.2MW continuous.

Thanks,

Dane

Hi Dave,

Was that for Wednesday or Thursday ? Either day works for me...

I will send out a Zoom invite.

Regards & Best Wishes,

Jatish Shah - CFO
+447905945211

Apologies in advance for any typos and grammatical errors.

On Tue, 2 Nov 2021, 11:31 David O'Brien, <dkobrien@att.net> wrote:

Does 9 am work for everyone?

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 Nov 2, 2021, at 6:52 AM, Jatish Shah <jatish.shah@hughesenergygroup.com> wrote:

Hi David,

Do you have any time on Thursday, I have calls at that time...but wide open on Thursday..Or I can just get an overview from Kara and Joe.

Thanks...

Regards & Best Wishes,

Jatish Shah - CFO
+447905945211

Apologies in advance for any typos and grammatical errors.

On Mon, 1 Nov 2021, 20:27 David O'Brien, <dkobrien@att.net> wrote:

Wednesday 4-5 would work best for me.

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 Nov 1, 2021, at 3:18 PM, Kara I. Lais <KIL@fmbf-law.com> wrote:

Same times as Joe noted work for me also. Thanks

Kara I. Lais, Esq.
FitzGerald Morris Baker Firth, P.C.
Sent via mobile

From: Scott III, A. Joseph <Ascott@hodgsonruss.com>
Sent: Monday, November 1, 2021 3:15:43 PM
To: David O'Brien <dkobrien@att.net>
Cc: Jatish Shah <jatish.shah@hughesenergygroup.com>; Kara I. Lais <KIL@fmbf-law.com>; Dane McSpedon <dane.mcspedon@hughesenergygroup.com>; Scott III, A. Joseph <Ascott@hodgsonruss.com>
Subject: Re: IDA - Loan Program

CAUTION: This email originated from outside FMBF. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Open as follows:

Wed 4-5
Thur all AM and 1-3:30

Let me know thanks.

Sent from my iPhone

On Nov 1, 2021, at 2:56 PM, David O'Brien <dkobrien@att.net> wrote:

External Email - Use Caution

Kara, Joe, Jatish, Dane

I would like to make introductions.

Dane is the CEO of Hughes Energy
Jatish is the CFO of Hughes Energy
Kara is the Attorney for the IDA
Joe is Bond Counsel for Bonds

Hughes Energy is considering siting a 80-100 million project in the IDA Canalside Energy Park.

They have expressed interest in financial assistance in both tax relief and bonds.

They are in the process of preparing a proposal to their investors.

Kara and Joe would you have some time that we could schedule a call with them Wednesday or Thursday to discuss how bonds would work in their proposal.

I apologize for the short notice but they are on a short time frame to make a proposal to Hughes board and investors.

Let me know soonest what times may be available.

Thanks.

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 Nov 1, 2021, at 1:05 PM, Jatish Shah
<jatish.shah@hughesenergygroup.com> wrote:

Dear Dave,

I hope you had a great weekend. I would like to get a better understanding of the IDA loan Program being provided by your region, and wanted to organise a call, at your convenience.

Please let me know some dates and times that work for you (Tuesday to Thursday this week) . I am pretty flexible on times. I

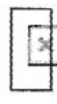
want to get a start on this process and get our financial advisers onboard to move this forward.


Thank you for your continued support of our project.


Regards & best wishes,

Jatish Shah


Chief Financial Officer

 +44 7905 945 211

 jatish.shah@hughesenergygroup.com

 www.hughesenergygroup.com



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David O'Brien

From: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>
Sent: Monday, November 1, 2021 10:58 AM
To: David OBrien; David O'Brien
Cc: Jim Thompson; Joe Betro
Subject: [EXTERNAL] Wednesday and Thursday

Team,

I will be in your area from Wednesday afternoon to Thursday afternoon.

Please see if we can get the meeting with Region 5, the Economic Development people and any other key individuals we can.

I am going to try to gain meetings with the paper folks too.

Best,

Dane

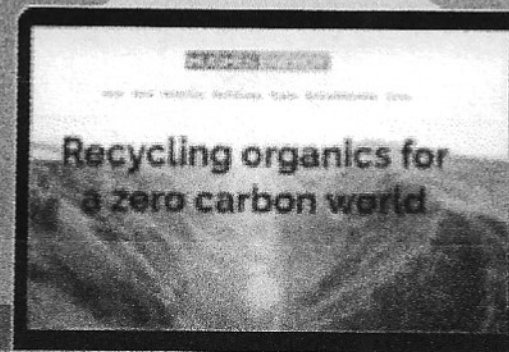
Dane McSpedon

Chief Executive Officer at Hughes Energy

 +1 914 299 5032  dane.m

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NEW WEBSITE!**

WWW.HUGHSENERGYGROUP.COM



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

Linda Dillon
Deputy Director - Capital Region
Empire State Development
Hedley Park Place
433 River Street – Suite 1003, Troy, NY 12180
Linda.Dillon@esd.ny.gov | www.esd.ny.gov

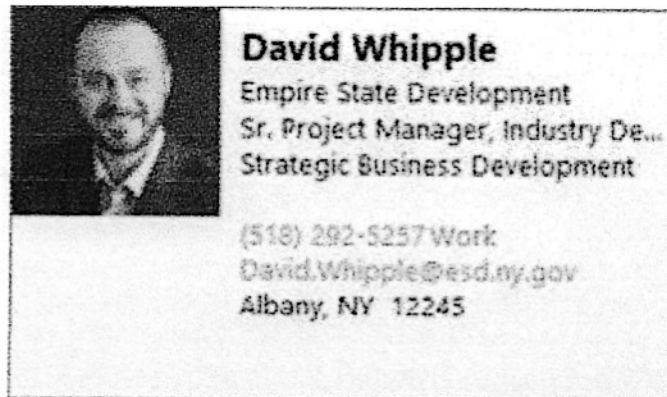
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Good Afternoon Dave –

As follow up to our call this morning, I'd like to introduce you to David Whipple of ESD's Strategic Business Division. As I explained, this Division supports new business development/expansions on a state-wide basis and is therefore, better positioned to respond to inquiries for site information when prospective companies are planning multiple locations around the state. Please feel free to share David's contact information with the Team.



Thank you again for arranging the call today and we look forward to working with you and Hughes Energy.

Linda

From: mostrander@warren-washingtonida.com <mostrander@warren-washingtonida.com>

Sent: Tuesday, January 25, 2022 10:38 AM

To: Yevoli, Michael (ESD) <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,

Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Tuesday, November 2, 2021 12:07 PM
To: 'Jatish Shah'
Cc: Alie Weaver
Subject: RE: IDA - Loan Program

Jatish we have confirmation from all parties involved. I can send out the invite or do you want to? If you do I would like to add two people to discussion Alie Weaver and Michael Ostrander
aweaver@warren-washingtonida.com and mostrander@warren-washingtonida.com.

Thanks.

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

From: Jatish Shah <jatish.shah@hughesenergygroup.com>
Sent: Tuesday, November 2, 2021 7:54 AM
To: David O'Brien <dkobrien@att.net>
Cc: Kara I. Lais <KIL@fmbf-law.com>; Scott III, A. Joseph <Ascott@hodgsonruss.com>; Dane McSpedon <dane.mcspedon@hughesenergygroup.com>
Subject: Re: IDA - Loan Program

Will wait for confirmations from Joe and Kara and then send out invite.

Thanks.

Regards & Best Wishes,

Jatish Shah - CFO
+447905945211

Apologies in advance for any typos and grammatical errors.

On Tue, 2 Nov 2021, 11:52 David O'Brien, <dkobrien@att.net> wrote:

Thursday.

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 Nov 2, 2021, at 7:51 AM, Jatish Shah <jatish.shah@hughesenergygroup.com> wrote:

monthly average right now is 0.02889. While you can see an on-peak / off-peak reference, that is not relevant to the supply cost because of the blended average.

Again, we went with the more conservative approach.

Load / Infrastructure

I am still waiting on confirmation from our engineering team regarding the load requirements, but I want to re-iterate that at a former review, National Grid had capacity to serve the proposed customer load via the on-site customer owned substation."

What is the cost per KWh of secondary power if we buy 480 from National Grid (or the new owners of the substation)?

Again, this is a question for Grid.

Who owns it now? The current site and substation owner is the Fort Edward Local Property Development Corporation which is in the process of transferring it over to the WWIDA.


Sales price? The WWIDA will set the price for this asset and land.


Thanks,


Dane

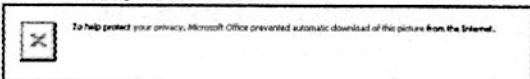
Dane McSpedon

Chief Executive Officer

 +1 914 299 5032

 dane.mcspedon@hughesenergygroup.com

 www.hughesenergygroup.com



On Nov 2, 2021, at 11:30 AM, frank darconte <frank.darconte@hughesenergygroup.com> wrote:

Thank you John. Much appreciated. All the best. F.

On Mon, Nov 1, 2021 at 10:22 AM John Davidson <JDavidson@dacollins.com> wrote:

Good Morning Frank,

Yes the substation is on the property adjacent to the area to be used by Hughes. Hughes will likely prefer to include the substation as part of the property you are looking to purchase in order to take advantage of that asset.

The documents you would be most interested in regarding the electric power are:

1. GE Electrical Plans 34.5kv Main Substation – I did not see where it was in the sharefile, so I just uploaded it.
2. Electrical Plans Total Site – This won't mean much until H2M gets into detail electrical planning and drawings.
3. GE Sediment Plant Power & Water Usage – Excel workbook. This shows GE's peak usage at the site for a few of the years they occupied it, basically 1m kWh. A prior potential project had plans to add an additional cooling fan unit to the substation transformer to what I recall was to double the capacity.
4. I have also just uploaded various National Grid incentives that they outlined to a prior prospective project as well. Their representatives will need to get with you at the appropriate time to discuss details. The basic programs are summarized below.

I trust this will be enough information to get you and your engineers enough information to get the ball rolling. Please let me know if you have any questions.

Thank you.

Grant Opportunities

Should your project require and upgrade to utility infrastructure, National Grid has an economic development grant to help offset any required upgrade to utility infrastructure to serve your project. Generally, this includes any work up to and including a customer's main distribution panel. The grant is reimbursement in nature and requires a formal application.

Electric Capital Investment Incentive

The Electric Capital Investment Incentive Program provides funds to help offset the customer costs associated with upgrading utility infrastructure to accommodate a business expansion or new construction project.

Other possible opportunities from National Grid for reference and discussion

Electric Manufacturing Productivity Program

The Electric Manufacturing Productivity Program (EMPP) provides matching grants, based on costs incurred by eligible applicants, whose top management commits the time and resources to “lean manufacturing” projects or manufacturing assistance projects that result in eliminating waste and increasing productivity on the “shop floor” and/or in the office. Further, the program provides matching grants for growth targeted activities that result in greater utilization of manufacturing capacity and increased matching grants for projects that combine and coordinate the productivity and growth activities described above.

Natural Gas Capital Investment Incentive

The Natural Gas Capital Investment Incentive Program provides funds to help offset customer costs associated with upgrading natural gas infrastructure to accommodate a business expansion or new construction project.

Power Quality Enhancements Program

This program offers financial incentives to qualified customers for the installation of power quality mitigation equipment and controls. Qualifying applicants must demonstrate their facility has a power quality problem that results in production, operational, or quality constraints, including but not limited to downtime and outage costs.

John

John P. Davidson

Office: 518-886-7738

Cell: 518-365-9903

jdavidson@dacollins.com

From: frank darconte <frank.darconte@hughesenergygroup.com>

Sent: Saturday, October 30, 2021 2:19 PM

To: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>

Cc: Dave O'Brien <dkobrien@att.net>; Jatish Shah <jatish.shah@hughesenergygroup.com>; John Davidson <JDavidson@dacollins.com>

Subject: Re: Electrical Substation

Good afternoon John,

I have scheduled an online session with H2M for 11 AM on Tuesday morning - Nov. 2nd. Sifting through the many construction docs today that were previously transmitted to the team. Will make the assumption that the substation is located somewhere on the site electrical doc package. Any direction you can provide beforehand would be appreciated. H2M will have their in-house electrical team on the call. All the best and enjoy the rest of your weekend. Frank.

On Tue, Oct 26, 2021 at 3:56 PM Dane McSpedon <dane.mcspedon@hughesenergygroup.com> wrote:

Hi, Frank,

Can you please reach out to John Davidson at DA Collins - 518 365 9903 to discuss this issue?

Thank you,

Dane

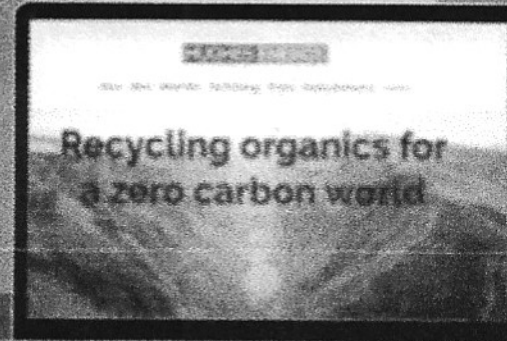
Dane McSpedon

Chief Executive Officer at Hughes En

☎ +1 914 299 5032 ✉ dane.m

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On Oct 26, 2021, at 11:29 AM, Dave O'Brien <dkobrien@att.net> wrote:

Just talked to John Davidson. He feels you should really evaluate the cost of using the substation. It may be your cheapest source of power based on your continued usage.

Dave O'Brien

518-866-1022

Supervisor Town of Hampton

Chair, Warren-Washington IDA

Chair, Lake Champlain Lake George Regional Planning Board

From: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>

Sent: Tuesday, October 26, 2021 10:53 AM

To: Dave O'Brien <dkobrien@att.net>

Cc: jim@en-visionstrategy.com

Subject: Re: Items

Hi, Dave,

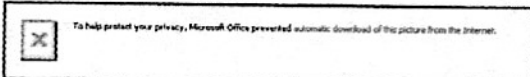
FYI, not sure if I answered but we do not need Substation but we do need access to as cheap power as possible - 1.2MW continuous.

Thanks,

--

Frank X. DarConte PhD, AIA

Director - Program Management



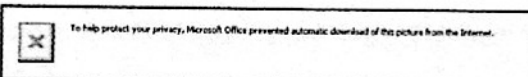
Visit us at: www.hughesenergygroup.com

C: 516 - 232 - 0314

--

Frank X. DarConte PhD, AIA

Director - Program Management



Visit us at: www.hughesenergygroup.com
C: 516 - 232 - 0314

Dave O'Brien

From: John Davidson <JDavidson@dacollins.com>
Sent: Wednesday, November 3, 2021 8:09 AM
To: Dane McSpedon
Cc: Dave O'Brien; Jatish Shah; Laura Oswald; frank darconte; Mike Ostrander
Subject: RE: Electrical Substation
Attachments: Bill issued on - 10_15_2021.pdf; Bill Estimate directly from National Grid 07-02-2019.pdf

Good Morning Dane,

I have added my notes in red below. I hope this is helpful for you.

Thanks.

John

John P. Davidson
Office: 518-886-7738
Cell: 518-365-9903
jdavidson@dacollins.com

From: Dane McSpedon <dane.mcspedon@hughesenergygroup.com>
Sent: Tuesday, November 2, 2021 9:14 PM
To: John Davidson <JDavidson@dacollins.com>
Cc: Dave O'Brien <dkobrien@att.net>; Jatish Shah <jatish.shah@hughesenergygroup.com>; Laura Oswald <loswald@washingtoncountyny.gov>; frank darconte <frank.darconte@hughesenergygroup.com>; Mike Ostrander <mostrander@warren-washingtonida.com>
Subject: Re: Electrical Substation

Hi, John,

Had an introductory meeting today with our engineering and construction partners to introduce them to additional details about the project. Went well.

Can you please help answer the following:

What is the age of the substation and do you have maintenance and repair records? Installed new in 2008. We do not have maintenance records from GE and the site owner has only done inspections.

What is the cost of the mainline power if we buy the substation and supply power through our substation? That is a question for National Grid. I have attached a bill estimate that Grid provided for demonstration purposes only to a prior prospective tenant in 2019. Along with that attachment was Grid notes at that time in blue below. I am sure their current representatives will be able to address everything further.

"Bill Estimate

Attached please find a bill estimate for illustrative purposes only. You'll note the standard and discounted delivery rate. This is the most basic estimate. We are deregulated in New York, so you can take supply from a third party. The supply cost used is a blended average, which is higher than current cost. I opted to go with the most conservative figure. For reference, the yearly average is 0.0413 and the current

Dave O'Brien

From: Dave O'Brien <dko@att.net>
Sent: Thursday, November 4, 2021 7:03 PM
To: 'Sheila Hughes'; 'Dane McSpedon'; 'Jim Thompson'; 'Joseph Betro'
Subject: RE: Local Stakeholder Groups

Shelia,

I am working on the stakeholders we want to target next. I hope in our conversation tomorrow we can identify other groups to target or perhaps the ones we should prioritize. As far as environmental groups there are a few activists locally but not so much organized groups. I am sure that there are regional or national groups. I believe Mr. Nikas can identify at least one who we may be able to inform on why the technology is more beneficial than the burn plant.

SO til tomorrow.

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

From: Sheila Hughes <sheila.hughes@hughesenergygroup.com>
Sent: Thursday, November 4, 2021 11:34 AM
To: David OBrien <dko@att.net>; Dane McSpedon <dane.mcspedon@hughesenergygroup.com>; Jim Thompson <jim@en-visionstrategy.com>; Joseph Betro <joseph.betro@hughesenergygroup.com>
Subject: Local Stakeholder Groups

Hi Dave,


It was lovely speaking with you yesterday and I look forward to our call tomorrow!


In the meantime, I was hoping you could help me get a better picture of Washington County.

To better understand our target audience, do you have a list of stakeholder groups that I can start looking into? Are there any specific environmental groups we should be aware of or any community pages on Facebook that I can follow?

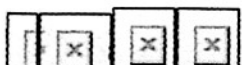
Many thanks,

—
Sheila Hughes McStravick
Project Manager

 +44 (0) 7598 293651

 sheila.hughes@hughesenergygroup.com

 www.hughesenergygroup.com



Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Friday, November 5, 2021 7:51 AM
To: 'Jatish Shah'
Cc: dane.mcspedon@hughesenergygroup.com; mostrander@warren-washingtonida.com; Alie Weaver; Jim Thompson
Subject: Application
Attachments: Cover Sheet for Application.rtf; IDA Application.doc

Jatish

Attached please find the application in word form.

Any questions please call.

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

Dial by your location
+1 646 558 8656

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 9, 2021 12:28 PM
To: Jim Thompson
Subject: FW: Potential New Tenant to Dewatering Facility in Fort Edward

Link below

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

From: Dave O'Brien <dkobrien@att.net>
Sent: Friday, November 5, 2021 4:44 PM
To: John Davidson <jdavidson@dacollins.com>; Mike Wild <mikewild00@gmail.com>; Craig Leggett <townofchestersuper@gmail.com>; caimanon@gmail.com; Bruce Ferguson <fergusob1@gmail.com>; Jay Skellie <jskellie@washingtoncountyny.gov>; Evera Clary <eclary@washingtoncountyny.gov>; danatedhaff <danatedhaff@gmail.com>; Roger Wickes <rawickes@washingtoncountyny.gov>; Siplon, Jim <jsiplon@edcwc.org>; Seeber, Rachel <seeber@warrencountyny.gov>; 'officer@kingsburyny.gov' <officer@kingsburyny.gov>
Cc: 'Shelia.hughes@hughesenergygroup.com' <Shelia.hughes@hughesenergygroup.com>; dane.mcspedon@hughesenergygroup.com; Jim Thompson <jim@en-visionstrategy.com>
Subject: Potential New Tenant to Dewatering Facility in Fort Edward

I am excited to say that we have a potential new tenant for the Canalside Energy Park in Fort Edward (aka Dewatering Facility). We have been working with this company for a few weeks now and they have expressed a lot of interest and excitement in the location.

They have expressed interest in meeting with local stakeholders to introduce themselves and also give a presentation on their technology. We are scheduling Zoom meetings and would like to encourage you to attend.

The First of these meetings will be held Tuesday November 9th at 4:00 PM and the information to join this Zoom meeting is below.

Since there are a number of elected officials invited we are trying to ensure we do not have any quorums and have tried to balance who is at each meeting.

If you cannot attend please contact me and we will be having other meetings so you can learn.

Join Zoom Meeting

<https://us02web.zoom.us/j/89192778467?pwd=TmxUOFBaZGIkZVcyRlQzNmtCZU9vZz09>

Meeting ID: 891 9277 8467

Passcode: 384411

One tap mobile

+16465588656,,89192778467# US (New York)

+13126266799,,89192778467# US (Chicago)

Dave O'Brien

From: Dave O'Brien <dkobrien@att.net>
Sent: Sunday, November 14, 2021 9:12 AM
To: Kyle Rueckert; craig.darby@cbre-albany.com
Cc: mostrand@warren-washingtonida.com; aweaver@warren-washingtonida.com
Subject: Hughes
Attachments: 2021-11-14.png

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

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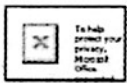
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Your thoughts?

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



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