

**Minutes for the Ticonderoga Financial Meeting with Any Other Lawful Business held on  
July 23, 2026 commencing at 8:30 a.m.**

**Present:** James O'Bryan, Supervisor  
Dave Woods, Councilman  
Laura Best, Councilwoman  
Tom Thatcher, Councilman  
Heath Towne, Councilman  
Tonya M. Thompson, Town Clerk

**Others:** Tom Hardy and Rebecca Norton from the Finance Office

Supervisor O'Bryan opened the meeting with the Reciting of the Pledge of Allegiance.

**Resolution #278-2026** brought by Tom Thatcher, seconded by Dave Woods to exit the Financial and Any Other Lawful Business meeting and enter into an Executive Session at 8:31 a.m. to discuss the employment, discipline or advancement of a specific individual. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #279-2026** brought by Heath Towne, seconded by Tom Thatcher to exit out of Executive Session at 9:22 a.m. re-enter the Financial Meeting with Any Other Lawful Business. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Councilwoman Best explained that our Recreation Supervisor, Sam DuShane submitted a letter of resignation to the Town Clerk and would now like to rescind it. She and the Town Clerk sat down with Mr. DuShane and are confident that he wants to stay and work for the Town as Recreation Supervisor. The Town Board decided not to accept the resignation in light of the immediate request to rescind it.

Ms. Norton (Financial) made the board aware that the Unions negotiated and it was approved in their contracts that the Town would pay for the re-certification along with CDL licenses. The board needs to make new accounts in the budget for this, specifically for the Transfer Station budget.

**Resolution #280-2026** brought by Tom Thatcher, seconded by Dave Woods to create the following account: A.8160.477 - Training. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #281-2026** brought by Heath Towne, seconded by Tom Thatcher to create the following account: A.8160.191 - Overtime. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

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**Resolution #282-2026** brought by Tom Thatcher, seconded by Dave Woods authorizing the following budget transfers:

|            |                                         |            |
|------------|-----------------------------------------|------------|
| A.1989.400 | Contingency                             | (\$165.00) |
| A.8160.421 | Garbage & Refuse Education and Training | \$165.00   |

**Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 76,267.94).**

**All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #283-2026** brought by Tom Thatcher, seconded by Heath Towne consenting to an amended and restated PILOT agreement and approving a Host Community Agreement for the Champlain Hudson Power Express (CHPE) LLC project. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

A regular meeting of the Town Board (the “Town Board”) of the Town of Ticonderoga (the “Town”) was convened on July 23, 2026, at 8:30 A.M.

The following resolution was duly offered and seconded, to wit:

**RESOLUTION OF THE TOWN OF TICONDEROGA CONSENTING TO AN AMENDED AND RESTATED PILOT AGREEMENT BY THE ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY CHPE LLC, APPROVING A HOST COMMUNITY AGREEMENT, AND AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AND DELIVER SAME.**

WHEREAS, CHPE LLC, a New York limited liability company (the “Company”), has requested the assistance of Essex County Industrial Development Agency (the “Agency”) with respect to a certain project (the “Project”) consisting of (a)(1) the acquisition of an interest in the Company’s interim permit and easement issued by the New York State Office of General Services (“OGS”) in relation to submerged State-owned land located in the Towns of Chesterfield, Crown Point, Essex, Moriah, Ticonderoga, Westport and Willsboro, Essex County, New York (collectively, the “Land”), (2) the acquisition of certain machinery and equipment, including two five-inch diameter high-voltage direct current (“HVDC”) transmission cables (the “Equipment”), and (3) the construction, installation and equipping on or under the Land of a fully-buried, up to 1,250-megawatt (“MW”) HVDC electric transmission line and related infrastructure (the “Improvements”, and together with the Land and Equipment, the “Project Facility”), all of the foregoing for use by the Company as a portion of an electric transmission line from the U.S.-Canada border to New York City (the “Transmission System”), (b) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with

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respect to the foregoing, including exemptions from sales and use taxes, mortgage recording taxes, and real property taxes for the Project Facility (but not including special district taxes) (collectively, the “Financial Assistance”); and (c) the lease of the Project Facility by the Agency back to the Company; all as contemplated by and in furtherance of the purposes of the General Municipal Law; and

WHEREAS, the Town Board adopted a resolution on July 23, 2026, consenting to the terms of, and the Agency and the Company entering into, a payment in lieu of tax (“PILOT”) agreement, dated as of November 1, 2021 (the “Original PILOT Agreement”); and

WHEREAS, the Town of Chesterfield (“Chesterfield”), the Town of Willsboro (“Willsboro”), the Town of Essex (“Essex”), the Town of Westport (“Westport”), the Town of Moriah (“Moriah”), the Town of Crown Point (“Crown Point”), and the Town of Ticonderoga (“Ticonderoga”, and together with Chesterfield, Willsboro, Essex, Westport, Moriah, and Crown Point, the “Towns”), Essex County (the “County”), the Ausable Valley Central School District (“Ausable CSD”), the Bouquet Valley Central School District (“Bouquet CSD”), the Crown Point Central School District (“Crown Point CSD”), the Moriah Central School District (“Moriah CSD”), the Ticonderoga Central School District (“Ticonderoga CSD”) and the Willsboro Central School District (“Willsboro CSD”, and together with Ausable CSD, Bouquet CSD, Crown Point CSD, Moriah CSD and Ticonderoga CSD (collectively, the “School Districts”, and together with the Towns and the County, the “Affected Tax Jurisdictions”) have determined to withdraw from the Original PILOT Agreement; and

WHEREAS, the Affected Tax Jurisdictions and the Company, in place of PILOT payments under the Original PILOT Agreement, have agreed to recognize the location of otherwise taxable improvements within the jurisdictional boundaries of the Affected Tax Jurisdictions by having the Company make host community agreement payments (the “HCA Payments”) to the Affected Tax Jurisdictions pursuant to a host community agreement between the Company and the Affected Tax Jurisdictions (the “Host Community Agreement”); and

WHEREAS, in recognition of the Company’s agreement to make HCA Payments pursuant to the Host Community Agreement, the Town is considering withdrawing from the Original PILOT Agreement, waiving entitlement to receive its respective share of PILOT payments that might otherwise be forthcoming with respect to the Project Facility, consenting to the terms of, and the Agency and the Company entering into, an amended and restated PILOT agreement reflecting such withdrawal and waiver (as may be further amended from time to time, the “Amended and Restated PILOT Agreement”), approving the schedule of HCA Payments set forth in the form of Host Community Agreement attached hereto as Exhibit A, and authorizing the execution and delivery of the Host Community Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN AS FOLLOWS:

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Section 1. The Town Board hereby agrees to withdraw from the Original PILOT Agreement, waives entitlement to its portion of annual PILOT payments thereunder or any PILOT payments that might otherwise be forthcoming with respect to the Project Facility, and consents to the terms of, and the Agency and the Company entering into, the Amended and Restated PILOT Agreement.

Section 2. The Town Board hereby approves the form of the Host Community Agreement attached hereto as Exhibit A and the schedule of HCA Payments set forth therein.

Section 3. The Town intends to use the revenue created by HCA Payments for general municipal purposes.

Section 4. The Town Supervisor of the Town is hereby authorized, on behalf of the Town, to execute and deliver the Host Community Agreement in the name of the Town, said agreement substantially in the form attached hereto as Exhibit A with such changes therein as the Town Supervisor shall approve, the execution thereof by the Town Supervisor to constitute conclusive evidence of such approval.

Section 5. The Town Supervisor is hereby authorized, on behalf of the Town, if requested by the Agency, to execute and deliver the Amended and Restated PILOT Agreement, said Amended and Restated PILOT Agreement to contain terms agreed to by the Company and the Agency, or to consent to such Amended and Restated PILOT Agreement.

Section 6. The Town Supervisor is authorized to make, execute and deliver, or cause to be made, executed and delivered, all other such agreements, documents, regulatory filings, certificates, instruments and other papers (including, without limitation, any amendments, supplements or modifications to the Host Community Agreement and the Amended and Restated PILOT Agreement), and to do or cause to be done all such acts or things, in the name and on behalf of the Town, as may be deemed necessary or appropriate to effectuate or carry out the purposes and intent of the foregoing resolutions.

Section 7. This resolution shall take effect immediately. The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

|                              |     |
|------------------------------|-----|
| James F. O'Bryan, Supervisor | AYE |
|------------------------------|-----|

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| Dave Woods, Councilman | AYE |
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| Laura Best, Councilwoman | AYE |
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| Tom Thatcher, Councilman | AYE |
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| Heath Towne, Councilman | AYE |
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The resolution was thereupon duly adopted.

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**Resolution #284-2026** brought by Tom Thatcher, seconded by Dave Woods authorizing the appropriation of a specific amount to pay the cost of drafting a general map, plan and report for water facilities, improvements or services for the Chilson-Eagle Lake Water users. **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**TOWN BOARD OF THE TOWN OF TICONDEROGA  
COUNTY OF ESSEX, STATE OF NEW YORK**

Resolution No. 284 of 2026  
Adopted July 23, 2026

Introduced by Tom Thatcher  
who moved its adoption

Seconded by Dave Woods

**RESOLUTION AUTHORIZING APPROPRIATION OF A SPECIFIC AMOUNT TO  
PAY THE COST OF DRAFTING A GENERAL MAP, PLAN AND REPORT FOR  
WATER FACILITIES, IMPROVEMENTS OR SERVICES FOR THE CHILSON-  
EAGLE LAKE WATER USERS**

**WHEREAS**, portions of the Town of Ticonderoga (the “Town”) known as Chilson and Eagle Lake include properties that currently purchase water from the Town from a water source known as the “Gooseneck Pond”; and

**WHEREAS**, Gooseneck Pond is an unfiltered surface water source that does not meet current federal guidelines for drinking water sources; and

**WHEREAS**, the Town is under a consent decree with the United States of America acting bey and for the United States Environmental Protection Agency and the New York State Department of Health entered in the United States District Court for the Northern District of New York on July 11, 2018 (the “Consent Decree”) whereby, among other directives, the Town must complete construction of Eagle Lake-Chilson Water System Improvements and fully decommission Gooseneck Pond as a drinking water source by June 24, 2025, which deadline has not been met and is currently subject to the enforcement discretion of the United States Environmental Protection Agency; and

**WHEREAS**, the Town Board has retained the services of Suozzo, Doty & Associates Professional Engineering, PLLC on preliminary planning for drinking water options for the water users in the Chilson and Eagle Lake area; and

**WHEREAS**, the Town Board is permitted, pursuant to Article 12-a of the Town Law of the State of New York, to appropriate a specific amount to pay the cost of preparing a general map, plan and report for providing the facilities, improvements or services, including water services, in any portion of the Town, subject to permissive referendum; and

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**WHEREAS**, the Town Board previously planned that such map, plan and report would have been drafted under Article 12 of the Town Law by petition but given logistic and time constraints, the Town Board is electing to proceed under Article 12-a of the Town Law for the completion of a map, plan and report and related documents for a water district to serve the water users in the Chilson and Eagle Lake area; and

**WHEREAS**, the Town Board finds that the completion of the map, plan and report and related documents for a water district to serve the water users in the Chilson and Eagle Lake area is in the best interests of the residents of the Town, including the Chilson and Eagle Lake area, and is in further compliance with the Consent Decree.

**NOW THEREFORE BE IT:**

**RESOLVED**, that the Town Board of the Town of Ticonderoga hereby appropriates the maximum sum of One Hundred Thousand and No/100 US Dollars (\$100,000) to pay the cost of preparing a general map, plan and report for providing the water facilities, water improvements or water services, in the portion of the Town identified as Chilson and Eagle Lake and consisting of current drinking water users and any other benefitted properties in said Chilson and Eagle Lake area of the Town, which map, plan and report shall be comply with the Consent Decree and provide potable drinking water to the users of the Chilson and Eagle Lake area of the Town; and be it further

**RESOLVED**, that the engineering firm of Suozzo, Doty & Associates Professional Engineering, PLLC is tasked under its agreement with the Town with the completion of such map, plan and report and related documents; and be it further

**RESOLVED**, that in accordance with and pursuant to Town Law §209-b, this resolution is subject to permissive referendum in the manner provided in Article 7 of the Town Law of the State of New York, and the Town Clerk is directed and authorized to file and publish in the official newspaper of the Town within 10 days of the adoption of this resolution, a notice as required in Article 7 of the Town Law of the State of New York, said notice to include the language set forth below:

**NOTICE OF ADOPTION OF RESOLUTION  
SUBJECT TO PERMISSIVE REFERENDUM**

NOTICE IS HEREBY GIVEN that at a meeting held on July 9, 2026, the Town Board of the Town of Ticonderoga, Essex County, New York adopted a Resolution (the "Resolution") which is subject to a permissive referendum pursuant to Town Law Section 209-b. The Resolution authorizes the expenditure of up to a maximum amount of One Hundred Thousand and No/100 US Dollars (\$100,000) to pay for the drafting of a map, plan and report for a water district to provide drinking water to the existing drinking water users and any other benefitted properties in the Chilson and Eagle Lake areas of the Town of Ticonderoga. The specific object or purpose for which the expenditure authorized by the Resolution are to be issued is to pay the cost of preparing a general map, plan and report for providing the water facilities, water improvements or water services, in

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the portion of the Town identified as Chilson and Eagle Lake and consisting of current drinking water users and any other benefitted properties in said Chilson and Eagle Lake area of the Town.

A full copy of the Resolution will be available for public inspection for thirty (30) days following the date of adoption of the Resolution at the offices of the Town Clerk, 132 Montcalm Street, Ticonderoga, New York, and can be examined by any Town elector during normal business hours, and shall be posted on the Town's website; and be it further

**RESOLVED**, that this resolution is an action under the New York State Environmental Quality Review Act and is deemed to be a "Type II" action pursuant to 6 NYCRR 617.5(c)(24)&(27); and be it further

**RESOLVED**, that this resolution shall take effect immediately.

**ROLL CALL VOTE:**

|                              |     |
|------------------------------|-----|
| James F. O'Bryan, Supervisor | AYE |
| Dave Woods, Councilman       | AYE |
| Laura Best, Councilwoman     | AYE |
| Tom Thatcher, Councilman     | AYE |
| Heath Towne, Councilman      | AYE |

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Tonya Thompson, Town Clerk  
Town of Ticonderoga

Meeting was paused at 9:55 a.m. for the Supervisor to take care of a prior commitment and reopened at 10:12 a.m.

**Resolution #285-2026** brought by Tom Thatcher, seconded by Dave Woods to charge \$115.00 per hour for the operation of any and all Town equipment by Town employees for the moving of any material disposed on site of the Ticonderoga Airport. (This amount can be changed/updated by board resolution if deemed appropriate). **All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #286-2026** brought by Dave Woods, seconded by Tom Thatcher to create the following new account lines:

|              |                                     |
|--------------|-------------------------------------|
| A.1410.193   | Town Clerk Vacation Buy Back        |
| H72.8310.400 | DRI Admin Contractual - LaChute     |
| H73.8310.400 | DRI Admin Contractual - Streetscape |

**All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

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Supervisor O'Bryan made the board aware that he has asked for an actual copy of the DRI projects for the board to be aware of what is going on.

**Resolution #287-2026** brought by Tom Thatcher, seconded by Heath Towne to amend Resolution # 270-2026, from the July 9<sup>th</sup>, 2026, Regular Town Board Meeting, to read: RESOLUTION authorizing the following budget adjustments:

|             |                                   |             |
|-------------|-----------------------------------|-------------|
| A.1620.463  | Parks Repair & Maintenance        | \$21,109.00 |
| SW.9730.600 | Bond Anticipation Notes Principal | \$51,869.79 |

**Funding un/underbudgeted accounts and increased costs by respective Fund Balances.**

**All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**Resolution #288-2026** brought by Tom Thatcher, seconded by Laura Best authorizing the following budget transfers:

|            |                                |           |
|------------|--------------------------------|-----------|
| A.2705.000 | Gifts and Donations (Dog Park) | (\$50.00) |
| A.1620.463 | Parks Repair & Maintenance     | \$50.00   |

**Transfer donation revenue received to the appropriate expense line for dog waste bags.**

**All in Favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**DISCUSSION:** Fort Ticonderoga's request to have the Town of Ticonderoga take over maintenance on their water line running from the Ticonderoga pollution plant property, under the river, under Route 22 intersection, east along the roadway of the Fort Road and terminating at the Amtrak Station.

Supervisor O'Bryan wanted to make the board aware of discussions that he is having with Beth Hill at Fort Ticonderoga. He wants to have a good working relationship with them and gave a bit of history of how this came about from conversations with her and how they should work together moving forward. It was the board's opinion that this discussion and request should be done at the Public Works Committee and then brought to the board of their recommendation.

Councilman Woods made the board aware that he is opposed to the Town taking over this water line. He personally worked on this line and has first hand knowledge of it.

A bit more discussion was held.

Councilwoman Best and Councilman Towne brought forward the issue of a banner that was placed at the Pickleball/Tennis courts asking for donations. The Town can NOT solicit for donations and the board agreed this banner must come down immediately. There was also discussion of leaving the courts unlocked and the Town will have a trial run of leaving the facility unlocked for the summer and re-evaluate in the fall to see if it will be left open permanently.

Meeting adjourned at 11:20 a.m.

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Respectfully submitted, Tonya M. Thompson, Town Clerk

Town of Ticonderoga  
Financial Meeting with any other Lawful Business Agenda  
Thursday, July 23, 2026 at 8:30 a.m.

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**Pledge to the Flag**

**Opening Remarks**

**Executive Session:**

**Resolution:** to enter into Executive Session to discuss the employment, discipline or advancement of a specific individual.

**RESOLUTION OF THE TOWN OF TICONDEROGA CONSENTING TO AN AMENDED AND RESTATED PILOT AGREEMENT BY THE ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY CHPE LLC, APPROVING A HOST COMMUNITY AGREEMENT, AND AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AND DELIVER SAME.**

**RESOLUTION AUTHORIZING APPROPRIATION OF A SPECIFIC AMOUNT TO PAY THE COST OF DRAFTING A GENERAL MAP, PLAN AND REPORT FOR WATER FACILITIES, IMPROVEMENTS OR SERVICES FOR THE CHILSON-EAGLE LAKE WATER USERS**

**RESOLUTION:** By the Town of Ticonderoga to charge \$115.00/hour for use of any and all heavy equipment at the Town Airport operated for anyone other than the Town of Ticonderoga.

**RESOLUTION** to create the following new account lines:

|              |                                     |
|--------------|-------------------------------------|
| A.1410.193   | Town Clerk Vacation Buy Back        |
| H72.8310.400 | DRI Admin Contractual - LaChute     |
| H73.8310.400 | DRI Admin Contractual - Streetscape |

**RESOLUTION** to amend Resolution # 270-2026, from the July 9<sup>th</sup>, 2026, Regular Town Board Meeting, to read: **RESOLUTION** authorizing the following budget adjustments:

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- A.1620.463                      Parks Repair & Maintenance                      \$21,109.00
- SW.9730.600                      Bond Anticipation Notes Principal                      \$51,869.79

**Funding un/underbudgeted accounts and increased costs by respective Fund Balances.**

RESOLUTION authorizing the following budget transfers:

- A.2705.000                      Gifts and Donations (Dog Park)                      (\$50.00)
- A.1620.463                      Parks Repair & Maintenance                      \$50.00

**Transfer donation revenue received to the appropriate expense line for dog waste bags.**

**DISCUSSION:** Fort Ticonderoga’s request to have the Town of Ticonderoga take over maintenance on their water line running from the Ticonderoga pollution plant property, under the river, under Route 22 intersection, east along the roadway of the Fort Road and terminating at the Amtrak Station.

Closing remarks

Adjourn the Town Board Meeting