

TOWN OF JAY

Economic Development Committee

Matthew Stanley
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Carol Greenley Hackel
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Town of Jay Economic Development Committee Minutes

Date: August 19, 2026

Time: 12:00 PM

Attendance & Introductions

- Matt Stanley
- Beth Rowland
- Tim Rowland
- Wally Walters
- Nicole Justice Green (NRDC)
- Jody Olcott (Essex County IDA)

Call to Order & Welcome

The meeting was called to order shortly after 12:00 PM. Attendees skipped formal intros and proceeded directly to agenda items.

1. Main Street & CDBG Housing Grants Update

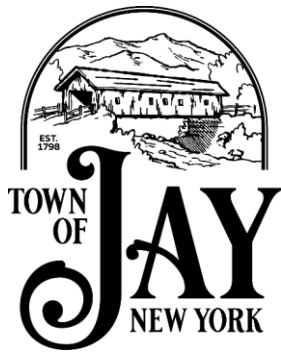
- **NY Main Street:** The town is preparing to make its first 3 awards. A potential additional application is pending. The initial awards account for approximately 75% of available funding.
- **CDBG Housing:** Two rehabilitation awards were completed (one totaling \$150,000, utilizing the entire remaining contract). The contract is slated to close out on time by February. Unfunded/overflow applicants were referred to the Essex County CDBG waitlist. Reapplication for Jay-specific housing funding is planned for next year.
- **Apartment Developments:** A final walkthrough inspection was scheduled for new apartments located above Blend and Brew. Six new apartments were created in the town over the past year through VRP funding from HCR and administered by NRDC.

2. Land Bank & Property Development

- **Burt Lane:** Final environmental clearances near the flood zone were completed. Construction/rehab work is slated to begin within 1–2 weeks.
- **Housing Strategy:** Delays across regional projects (24 total homes spanning Jay, Chesterfield, Lake Placid/North Elba, Wilmington, Newcomb, and Ticonderoga) occurred due to subdivision approvals needed to achieve bulk bidding discounts.

3. New York Forward / DRI Application

- The town passed resolutions at the last Town Board meeting to issue an RFP for a consulting firm to facilitate public engagement, demographic analysis, and application writing.



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- Consulting costs are estimated under \$40,000.
- The RFP response window is structured for scoring and recommendation by the September meeting, anticipating a late autumn application deadline.

4. Microenterprise Grant Program

- **Round 1:** Just over \$29,000 awarded.
- **Round 3:** \$35,000 awarded to one business (finalizing formation documents).
- **Training:** A required training session on August 11 had 2 attendees preparing applications. A third business owner is completing instruction for an upcoming specialized session.

5. Comprehensive Plan & APA Coordination

- **Draft Status:** The approximate 300-page Community Profile is complete. The approximate 150-page Comprehensive Plan (incorporating over 50 initiatives) is under committee review through August.
- **Rollout Schedule:** Public rollout is set for around October 1, featuring a 6-week public comment period, newsletters, and an open house ending prior to Thanksgiving.
- **APA Meetings:** Ongoing staff-level meetings are focusing on land assessments, growth management, zoning updates, and expanding affordable housing options.

6. Infrastructure & Safety

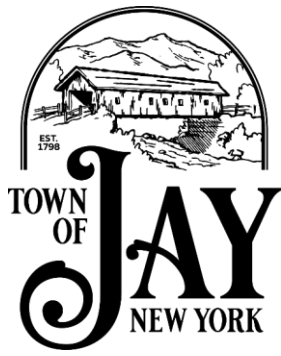
- **EV Chargers & Wi-Fi:** All EV chargers, free public Wi-Fi networks, and security cameras are operational at town parks. Usage is tracked quarterly to satisfy grant requirements.
- **Highway Monitoring:** Cameras assist the highway superintendent with real-time remote monitoring of road conditions during winter storms.

7. Short-Term Rental (STR) Task Force

- A broad committee comprising board representatives, the AuSable Acres Homeowners Association president, property owners, operators, and residents has been established.
- Meetings will begin in late September (third or fourth Tuesday around noon) in a hybrid format.

8. Strategic Property Acquisition (Church Lane)

- The town is under contract (\$150,000) for a approximate 16-acre parcel on Church Lane, contingent on Phase 1/Phase 2 environmental reviews and permitting.
- The planned usage reserves 2–3 acres for a new municipal salt shed/garage (mitigating environmental runoff issues near water sources).
- The remaining acreage could potentially support 10 to 20 affordable housing units.



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9. AuSable Valley Central School District / AuSable Forks Elementary

- In response to discussions regarding district financial challenges and the potential closure of AuSable Forks Elementary, the Town Board authorized an RFP for an economic impact and building reuse study.
- Initial regional demographic data and housing initiatives will be collected to assess the local impacts on working families and community growth.

10. Local Events & Community Updates

- **Throwback Thursdays:** Historical Heritage Society events start September 17.
- **Art in the Forks Festival:** Scheduled for Saturday, September 5 across multiple venues in AuSable Forks.
- **Jay Day:** Recorded high turnout and strong vendor sales during its shortened 4-hour format.
- **Sustainability & Energy Fair:** Planned for September 12th at the Jay Village Green.

Adjournment

The meeting adjourned at approximately 12:56 PM.