

FOIL DOCUMENT SUMMARIES

Joseph Betro (*Hughes Energy Business Development*)

Jim Thompson (Hughes Energy Envision Strategist)

Michael Ostrander (*Executive Director WWIDA*)

Dave O'Brien (*Hampton Town Supervisor and WWIDA Chair*)

Dane McSpedon (CEO Hughes Energy

David Carroll (*?), and Stephen Schultz (*?)

John Davidson (Vice President of Jointa Galusha, chairman of the board of Lehigh Cement)

Alie Weaver (WWIDA)

Beth (Director, Lake Champlain-Lake George Regional Planning Board)

Laura Oswald ((Director, Washington County Economic Development)

Beth Gilles

Craig Darby (Real Estate Broker at Commercial Real Estate Listing)

Craig Leggett (Town of Chester)

Matt Simpson (?),

Brian Stratton (?),

Samuel Hall (Fort Ann Town Supervisor),

Timothy Fisher (Fort Edward Town Supervisor),

Dana Hogan (Kingsbury Town Supervisor),

Mike Yevoli (Empire State Development),

Craig Leggett (Chestertown Supervisor, IDA Board Member),

Michael Bittel (Chamber of Commerce),

Steve Mann (?),

Senator Chuck Schumer,

Congresswoman Elise Stefanik,

Jonathan Carman (District Director Stefanik)

Al Nolette (Washington County Treasurer)

Joe Raccula (*Owner/President and CEO Morcon Tissue*)

Jatish Shah (CFO Hughes Energy)

Chris Raccula (Owner/President and CEO Morcon Tissue),

Tori Raccula,

Frank Darconte (Hughes Energy Group)

Kara Lais (fmbf-law), A. Joseph Scott (Bond Counsel Hodgson Russ LLP Attorney's

Mike Wilde (Warren County Supervisor),

Bruce Fergusson (Vice Chairman WWIDA)

Jay Skellie (Jackson Supervisor)

Evera Clary (Salem Supervisor

Roger Wickes (Washington County Attorney

Jim Siplon (Warren County EDC)

Rachael Seeber (Warren County Board of Supervisors)

Sheila Hughes (Hughes Energy)

Kyle Ruecker (Real Estate Broker at Commercial Real Estate Listing)

<p>07/29/2021- Joseph Betro (Hughes Energy Business Development) emails Jim Thompson (Hughes Energy Envision Strategist), (cc: Michael Ostrander (Executive Director WWIDA)), and Dave O'Brien (Hampton Town Supervisor and WWIDA Chair)) asking if meetings will be in person or via Zoom. <i>Response Unknown. [1]</i></p> <p>09/08/2021- Michael Ostrander emails Jim Thompson (Cc: David O'Brien) regarding a tour of the Dewatering Facility.</p> <p>09/08/2021- Jim Thompson replies that he is busy with DEC public participation for the Green Delaware project. [3]</p> <p>9/20/2021- Joe Betro emails Jim Thompson and Dane McSpedon (CEO Hughes Energy) that there is a conflict for a Thursday meeting.</p> <p>9/21/2021- Jim emails Joe Betro, Dane McSpedon, Micheal Ostrander, David Carroll (*?), and Stephen Schultz (*?) asking if Friday would work better. [4]</p>	<p>Is this the same Jim Thompson worked for the EPA under the waste programs enforcement?- link</p> <p>Green delaware project most likely is the proposed site of the other Hughes Energy facility.</p> <p>Can we identify the following individuals David Carroll and Stephen Schultz?</p>
<p>09/24/2021- First time Dave meets Dane [5]</p> <p>09/24/2021- Dave emails Dane (Cc: Jim Thompson, John Davidson (Vice President of Jointa Galusha, chairman of the board of Lehigh Cement), Michael Ostrander and Alie Weaver (WWIDA)) that it was nice to meet him and that he looks forward to working with him to bring his vision to Fort Edward Park. [5]</p> <p>09/24/2021- John Davidson emails David O'Brien and Dane McSpedon that he reiterates Dave's comments. John says he created a share file and asks Dane if anyone else needs to be granted access. [6]</p> <p>09/23/2021- David O'Brien emails Jim Thompson, Michael Ostrander, and John Davidson (cc: Alie Weaver (WWIDA)) under the subject: Group for first meeting suggesting the following people be included in the first Chuck Shumer, Elise Stefanik, Carrie Woerner, Dan Stec, Matt Traver, Tim Fisher, Dana Hogan, Mike Yevoli (ESD), Sam Hall, Laura Oswald, and John Davidson. David also says that he is going to start discussing with Joe Brillling (?) and Beth (Director, Lake Champlain-Lake George Regional Planning Board), about betting a grant going. [7]</p>	<p>Can we identify the following individuals: Sam Hall, Laura Oswald, John Davison, Joe Brillling?</p> <p>Estimate is now about 50.</p> <p>Craig Darby?</p>

07/24/2021- Dave O'Brien emails John Davidson , Jim Thompson, Michale Ostrander, Michael Bittel, **Laura Oswald ((Director, Washington County Economic Development)** (Cc: Alie Weaver) under the Subject: Strategy meeting that he would like to set up a strategy meeting as to how to move forward on the project. He shares his availability and the Hughes Energy group website. [8]

Aerial photo of Fort Edward Dewatering site [9].

Dave O'Brien email to *unknown*- "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 classroom. Hughes Energy uses a process that converts organic waste material into second generation products on of which is fibers, one of which is used in the paper industry. They project their initial investment in the project will be between 80-100 million and employ 60-90 people. Website is hughesenergygroup.com [11].

09/27/2021- David O'Brien emails **Beth Gilles**, Laura Oswald, Michael Bittel, Alie Weaver, Michael Ostrander, John Davidson, and Jim Thompson under the Subject: Strategy meeting, that Dane McSpedon from Hughes will be putting on a presentation so that they can better understand what the company's goals are the the Fort Edward Site [10, 12].

09/30/2021- Dave O'Brien to John Davidson, Alie Weaver, Michael Ostrander, **Beth Gilles (*?)**, Laura Oswald, Michael Bittel, Jim Thompson, and **Craig Darby (Real Estate Broker at Commercial Real Estate Listing)** under the Subject: Agenda for 1:00 Meeting that the following agenda is proposed for the meeting, "Agenda, Introductions, Presentation (Dane McSpedon Hughes Energy), Discussion on Site, Needs, Configuration of Site Potential Site Visit, Timeline, Tasks" [15]

09/30/2021- Dave O'Brien to Jim Thompson, Michael Ostrander, Alie Weaver, **Craig Leggett (Town of Chester)**, Laura Oswald under the Subject: Hughes Energy forwarding the schedule for the meeting.

10/01/2021- David O'Brien emails Dan Stec, Carrie Woerner, Matt Simpson (?), Brian Stratton (?), **Samuel Hall (Fort Ann Town Supervisor)**, **Timothy Fisher (Fort Edward Town Supervisor)**, **Dana Hogan (Kingsbury Town Supervisor)** , **Mike Yevoli (Empire State Development)**, **Craig Leggett (Chestertown Supervisor, IDA Board Member)**, **Michael Bittel (Chamber of Commerce)**, Jim Thompson, Steve Mann (?), Senator Chuck Schumer, Dane McSpedon, Congresswoman Elise Stefanik, and **Jonathan**

Matt Simpson (?),
Brian Stratton (?)
Mike Yevoli (?)

Did Tim Fisher state that he was unaware of meetings with Hughes energy at the February Town Board Meeting?

FYI: D.A. Collins has 3 companies, 1 of which is Jointa Galusha. I believe that DA Collins owns the land around the dewatering plant parcel.

Carman (District Director Stefanik) (Cc: Laura Oswald , Beth Gilles, John Davidson, Alie Weaver and **Al Nolette (Washington County Treasurer)** under the Subject: Potential New Project for the Fort Edward Dewatering Facility that there is a new project for the former dewatering facility in Fort Edward. The CEO of Hughes Energy and his staff will be in Fort Edward Friday October 8th and have asked that they all be invited to a presentation of their vision for the site. Dave informs the group that the meeting will be at 9:30 am at Washington County Municipal building. He again explains the process being proposed by Hughes Energy and the website. HE states that no information is to be released to the press “at” this time as Hughes Energy is in its initial phases of research [16].

10/04/2021- Dana Hogan replies to the above email stating that this would be a nice project for the site, however, will not be able to attend the meeting [17].

10/05/2021- David O’Brien replies to Dana Hogan that “[b]ased on what they have indicated it would be a good fit for the property” [17].

Unknown date - Dave O'Brien to Joe that he would like to use this email to introduce Joe and his staff to Dane mcSpedon from Hughes Energy. He explains that Hughes Energy is considering building a 80-100 million dollar plant in Fort Edward. He states that Hughes Energy has a unique process which converts organic waste into fiber that has multiple uses, one of which is in the paper industry. Dave then states that “as part of the due diligence process Dane is seeking to have discussions with the paper industry in this area to explore where there may be a synergy between the companies” (No arrangement has been made at the time of this email). Dane would like to have a conversation [19].

10/19/2021- Dave O'Brien emails Jim Thompson and Dane McSpedon (Cc: **Jatish Shah (CFO Hughes Energy)**) under the Subject: Next Steps, the Beneficiary Form for the EDA Grant and the Application for Assistance as an attachment. Dave explains that bonds work with your financing arm to arrange the financial commitment. The bond counsel works to arrange the bond which are issued by the WWIDA in order to get **tax exempt status** [20].

10/20/21- Dave O’Brien emails Dane and Joe (Cc: **Chris Raccula (Owner/President and CEO Morcon Tissue)**, **Tori Raccula**, Jim Thompson and Dave O’Brien) under the Subject: Introduction that he is being copied on an introduction to Morcon tissues and an email to Senator Stec to assist in making a connection at Sylvamo. He was also reaching out to help make a connection at Irving and Essity through other vehicles. Dave then mentions that one item outstanding was whether or not the Electrical Substation would be of value to Hughes Energy at this facility and would be a factor in the pricing. Dave then states that he would like to set up some small group zoom meetings where they can

continue building support with the local officials including more Town Supervisors, Board Members from the IDA, planning and zoning individuals, and a few economic people

10/21/2021- Joe Raccula (*Owner/President and CEO Morcon Tissue*) to Dave O'Brien (Cc: Chris Raccula, Tori Raccula, and Jim Thompson) his availability.

10/26/2021- Dane emails Dave (cc Jim) Subject Items that Hughes does not need the substation, but do need access to power as cheap as possible (1.2MW continuous) [36].

10/26/2021- Dave O'Brien emails Dane that he had spoken to John Davidson who thinks Dane should reevaluate the cost of using the substation as it may be the cheapest source of power based on your continued usage [35].

10/30/2021- **Frank Darconte (Hughes Energy Group)** emails Dan and Cc: Dave O'Brien, Jatish Shah, and John Davidson with the Subject: Electrical Substation that he has an online session scheduled with H2M to go through the construction documents. Franks asks about where the substation is located and that H2M will have an in-house electrical team on the call [34].

11/1/2021- John Davidson emails Frank in response that the substation is on the property adjacent to the area to be used by Hughes and that Hughes will likely include the substation. John directs Frank to documents regarding the electric power (1) GE Electrical Plans 34.5kv Main Substation (2) Electrical Plans Total Site (3)GE Sediment Plant Power and Water usage - Excel workbook showing 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 addition cooling fan unit to the substation transformer to what he rec all was double the capacity (4) Uploaded National Grid incentives that were outlined in a prior prospective project.

A series of Grant opportunities are shared in case the utility infrastructure needs to be upgraded including the main distribution panel [31, 32].

11/2/2021- Jatish Shah - MISSING CORRESPONDENCE, bottom of email is cut off [31]

After 11/2/2021 11:30am MISSING CORRESPONDENCE, top of email is cut off- From Dane to UNKNOWN- "...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." Dane states he is waiting for confirmation from their engineering team regarding the load requirements. He then explicitly states that he "wants to reiterate that at a former

review, National Grid had capacity to serve the proposed customer load via the on-site customer owned substation [31].

11/2/2021- Jatish Shah emails David O'Brien (Cc: **Kara Lais (fmbf-law)**, **A. Joseph Scott (Bond Counsel Hodgson Russ LLP Attorney's)**) and Dan with the Subject: Re:IDA- Loan Program that he is waiting for confirmation from Joe and Kara [31].

11/2/2021- Dave O'Brien emails Jatish Shah (Cc: Alie Weaver) with the subject: RE: IDA Loan Program that there is confirmation from all parties involved [31].

11/2/2021- Dane McSpedon emails John Davidson Cc: Dave O'Brien, Jatish Shah, Laura Oswald, Frank Darconte, Mike Ostrander) under the Subject: Electrical Substation that he had a meeting with their engineer and construction partners to introduce them to the details about the project . Dane asks the following questions.

What is the age of the substation and do you have maintenance and repair records? What is the cost of the mainline power if we buy the substation and supply power through our substation? [38]

11/3/2021- John Davidson email to Dane McSpedon (Cc:Dave O'Brien, Jatish Shah, Laura Oswald, Frank Darconte, and Mike Ostrander) under the Subject: Electrical station in which he answers the questions Dane sent to John in the previous email. The substation was installed in 2008 and they do not have maintenance records from GE and the site owner. The cost is a question for National Grid. Dane attached a bill estimate that the Grid provided for demonstration to the prospective buyer in 2019 [39].

11/5/2021- Dave O'Brien emailed John Davidson, **Mike Wilde (Warren County Supervisor)**, Craig Leggett (Town of Chester Supervisor) caimanon@gami.com (*?), **Bruce Ferguson (Vice Chairman WWIDA)**, **Jay Skellie (Jackson Supervisor)**, **Evera Clary (Salem Supervisor)**, Danatedhaff@gmail.com (*?), **Roger Wickes (Washington County Attorney)**, **Jim Siplon (Warren County EDC)**, **Rachael Seeber (Warren County Board of Supervisors)**, officer@kingsburyny.gov, (Cc: **Sheila Hughes (Hughes Energy)**, Dane Mcspedon, and Jim Thompson under the subject: Potential New Tenant to Dewatering Facility in Fort Edward. In the email Dave states that he is excited to say that there is a potential new tenant for the Canalside Energy Park in Fort Edward (*aka Dewatering Facility. And that they have been working with the company for a few weeks. Dave explains that the Company wants to meet with local stakeholders to introduce themselves and give a presentation. Dave sets the first meeting to 11/9/2021 at 4pm as a Zoom [40].

<p>11/9/2021- Dave O'Brien to Jim Thompson under the subject Potential New Tenant to Dewatering Facility in Fort Edward [40].</p>	
<p>11/ 4/2021- Sheila Hughes emails David O'Brien, Dane McSpedon, Jim Thompson, and Joe Betro that she looks forward to "our" call tomorrow and that she is hoping to get a better picture of Washington County. She requests a list of stakeholders that she can start looking into so that she can better understand the target audience. She asks if there are "any specific environmental groups we should be aware of or any community pages on Facebook that she can follow [42]?"</p> <p>11/4/2021- Dave O'Brien emails Sheila Hughes, Dane McSpedon, and Jim Thompson, and Joseph Betro under the Subject: Local Stakeholders that he is working on what stakeholders they want to target next. He hopes that the conversation tomorrow can identify other groups to target or perhaps the ones that should be prioritized. "As far as environmental groups there are a few activists locally but not so many 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.</p>	
<p>11/14/2021- Dave O'Brien emails and sends an attachment to Kyle Ruecker (Real Estate Broker at Commercial Real Estate Listing) (Cc: Mike and Alie) under the subject: Hughes that he forwarded the email from Dane about needs and that they want the building and the 10 acres but not the substation. Dave states that Hughes energy will probably tear down the building but it still has value. The building contains control for the substation and they would have to relocate it.</p> <p>He then asks the following questions (1) If they don't use the substation for power, who will be responsible for bringing the power in for their use? (2) 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? (3) Does that have to be relocated? (4) Could we (WWIDA) make the lease subject to allowing us to keep that electrical control where it is even if the building comes down?</p> <p>Attached file is described as a screenshot of the areas, 11.4 acres.</p> <p>He suggests a purchase price of 3 million plus 20% of the sewer cost [40,41]..</p>	

OUT OF ORDER COMMUNICATION- Reappears in FOIL # 2

1/25/2022- Dave Ostrander emails Michael Yevoli (ESD) under the Subject: Meeting request looking to organize a meeting between the ESD, the WWIDA and Hughes Energy which 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 and 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.” [FOIL #1 29]

NOTE the
NAME
CHANGE
from former
dewatering
site to the
CANALSID
E ENERGY
PARK.

11/14/2021- Dave O'Brien replies to same email from page 40 to Kyle Ruekert and Craig Darby (Cc: Ostrander and Weaver) under the Subject: Hughes a link to the listing <https://bit.ly/37j6lKg> (non-working link).

11/15/2021- Kyle Ruekert emailed Dave O'Brien and Craig Darby (Cc: Mike Ostrander and Alie Weaver) under the subject: Hughes agreeing that the building has value even if Hughes Energy intends on tearing it down. He suggests that the purchaser usually pays for bringing power in for their use and a mutually agreeable easement for maintaining the lines and infrastructure. He explains that if the plot is purchased and the controls aren't in the way of the developments, an easement could be negotiated. A lease would give the IDA more power to dictate that the controls must stay [1]. Kyle estimates the value to be 2.5 million, not \$3 million, especially since the new plan would not include the substation. One issue he sees is the subdivision requirements and tax implications so it would be easier if they locate wholly on the 28.07 acre parcel SBL #163.15-1-4 so that a subdivision only requires the tax applicable to that parcel. Another issue is the land left over to the south that would be rendered virtually useless. This land could however be used to justify a higher price [1].

11/16/2021- Dave O'Brien responds to Kyles Rueckerts email and Craig Darby with attached screenshots of the property. Based on their conversation the redrawn area is 14.7 acres with the **proposed town road on the eastern side of the property.** Dave asks "How much of the non-refundable deposit will we ask for, \$500,000? Basically, **it will be off the market until the DEC gives approvals and any other contingencies are met.** Or would we build right in of first refusal if the other offers are received [3]?"

11/18/2021- Kyle Rueckert sends email to Dane McSperton (Cc: Dave O'Brien, Ostrander, and Craig Darby) under the Subject: Fort Edward Site "Dave O'Brien asked that we reach out regarding the pricing for the former dewatering site in Fort Edward. It is our understanding that your team would need approx. 10 acres of land and the larger 45,000 sq ft building. **It may be prudent to consider the additional acreage to maximize the 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 determine the configuration of your proposed site area, we feel it is best for discussion purposes to quote an asking price for the building and an asking price for the 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 the 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 performa to be presented to your board [4].

11/29/2022- Dane McSperton emails Kyle Reuckert (Cc: Dave O'Brien, Michael Ostrander, Craig Darby, Frank Darconte and Jatish Shah) "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 [6].

12/7/2022- Dave sends email to Kyle (Cc: Dave O'Brien, Mike Ostrander, Craig Darby, Frank Darconte, and Jatish Shah) "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" [9].

Incomplete Correspondence- Dane wrote to UNKNOWN- "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" [10].

MISSING CORRESPONDENCE

Kyle Reuckert to ?

...Lot prices and location in Saratoga County . Appears to be in response to an earlier email sent by Dane on Dec. 7th to Kyle requesting comps for the area and a confirmation on a timeline and pricing for services required on the site [15].

1/3/2022- Dane McSpedon send email to Kyle Ruecker (Cc: Dave O'Brien Michael ostrander, Craig Darby, Jatish Shah and Joseph Betro) under the Subject: Re: Fort Edward sites requesting comps for industrial property in Warren Washington County to justify valuation [15].

1/5/2022- Kyle Reuckert sent email to Dave McSpedon (Cc: Dave O'Brien Michael ostrander, Craig Darby, Jatish Shah and Joseph Betro) that contains a table of comparative prices that support the price "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" [21]

MISSING CORRESPONDENCE

...Mike Ostrander

1/25/2022- Dave Ostrander emails Michael Yevoli (ESD) under the Subject: Meeting request looking to organize a meeting between the ESD, the WWIDA and Hughes Energy which 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 and 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." [FOIL #1 29 and FOIL #2 23]

1/25/2022- Michael Yevoli (ESD) to Mike Ostrander (Cc: Linda Dillion (ESD) under the subject Meeting request that he is aware of the plan and sat in on the presentation. Their office is happy to discuss the project and included Linda to help with the next steps.

1/25/2022- Mike Ostrander sent email to UNKNOWN that he has included other people from various teams so that they are all on the same page as far as scheduling [24].

1/25/2022- Dane McSpedon emails Mike Ostrander (Cc: Mike Yevoli, Linda Dillion, Dave O'Brien, Michael Bittell, Laura Oswald, and Alie Weaver) dates that he is available to meet [24].

1/26/2022- Dave O'Brien emails 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 the approval of the project and financing but the EDA needs that letter from the beneficiary which gives more weight to the application for funding."

1/26/2022- Dane emails Dave (Cc: Jatish Shah; Joseph Betro) "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 [27]."

INCOMPLETE CORRESPONDENCE 0 to Dave 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 [29]

1/26/22- Dane email Dave O'Brien that rail transport will not be viable due to costs and uncertainty around scheduling and delivery which would create significant risk to the operation. He states "Fully understand the project will take all of the \$100 million to build, but each cost will need to be "market" for our bankers to sign off. We remain very interested in working with you on the dewatering site. Thank you for making the intro to Empire State Development People" [30]

2/1/2022- Dave Whipple sent an email to David O'Brien and Linda Dillion (Cc: Mike Ostrander and Michael Yevoli under the Subject: Hughes Energy thanking him for the intro. Dave Whipple asks if Dave O'Brien would like to do a Zoom call for the next steps [31].

2/11/2022- Dave O'Brien sends a Zoom invite to Dave Whipple, Dane McSpedon, Mike Yevoli, Michael Bittel, Michael Ostrander, Dave O'Brien, Linda Dillion, and Alie Weaver for 10am [36].

1/3/2022- jackson+lookmediaresource.org@ccsendcom sent link of the interview Tracy Frisch did on LOOK TV

1/3/2022- Michael Bittel forwards the link to Dave O'Brien saying he hasn't watched the interview yet [11].

1/3/2022- Dane sends an email to Dave that watched the video and Tracy mistakes a number of facts that we clearly presented on the 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...

MISSING DOCUMENTATION [14].

1/3/2022- Dave O'Brien emails Dane McSpedon (Cc: Joseph Betrol) that Tracy did not do her research and the Look TV might be a good one to go on as part of the public presentation [14].

