

LOCAL LAW 4 OF 2005
COUNTY OF WASHINGTON, NEW YORK
Introduced By Supervisor Trinkle

A LOCAL LAW Authorizing the Washington County Board of Supervisors to Make Application for Redesignation of Certain Areas within the County of Washington as an Empire Zone

WHEREAS, by Local Law No. 2 of 2002 the County of Washington authorized the Washington County Board of Supervisors to prepare and submit an application for designation of the Empire Zone, pursuant to Sect. 961 of the General Municipal Law, and the creation of such Zone was approved by the New York State Commissioner of Economic Development and such Zone was formally designated by the Empire Zones Designation Board on September 27, 2002; and

WHEREAS, the New York State Legislature and the Governor have enacted into law changes to the Empire Zones program, whereby each existing Empire Zone must configure its existing zone acreage into six (6) "distinct and contiguous" areas; and

WHEREAS, pursuant to Section 957(d)(1) of the General Municipal Law as amended, the County of Washington hereby authorizes the Washington County Board of Supervisors to prepare and submit Washington County's application for redesignation of the existing Empire Zone into Seven (7) "distinct and contiguous areas", including a description of the areas identified for such redesignation, to the New York State Commissioner of Economic Development for ultimate approval by the Empire Zones Designation Board; and

WHEREAS, such designation could greatly benefit the County of Washington in that new businesses would be encouraged to locate in the zone area, existing business would be encouraged to expand in the zone area, and new and expanded businesses would generate new jobs for Washington County residents; and

WHEREAS, a draft of the amended Zone Development Plan, adopted pursuant to Section 962(z) of the General Municipal Law, is also hereby approved, and is hereby authorized to be submitted along with the redesignation application to the New York State Commissioner of Economic Development;

NOW THEREFORE BE IT ENACTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS AS FOLLOWS:

Section 1: The Washington County Board of Supervisors is hereby empowered to submit an application for redesignation of certain areas within the County of Washington as an Empire Zone; provided, however, that such authorization and empowerment shall be conditioned upon the concurrence, through properly adopted resolutions with respect to such application of the

governing bodies of any and all towns and villages in which such a zone is located.

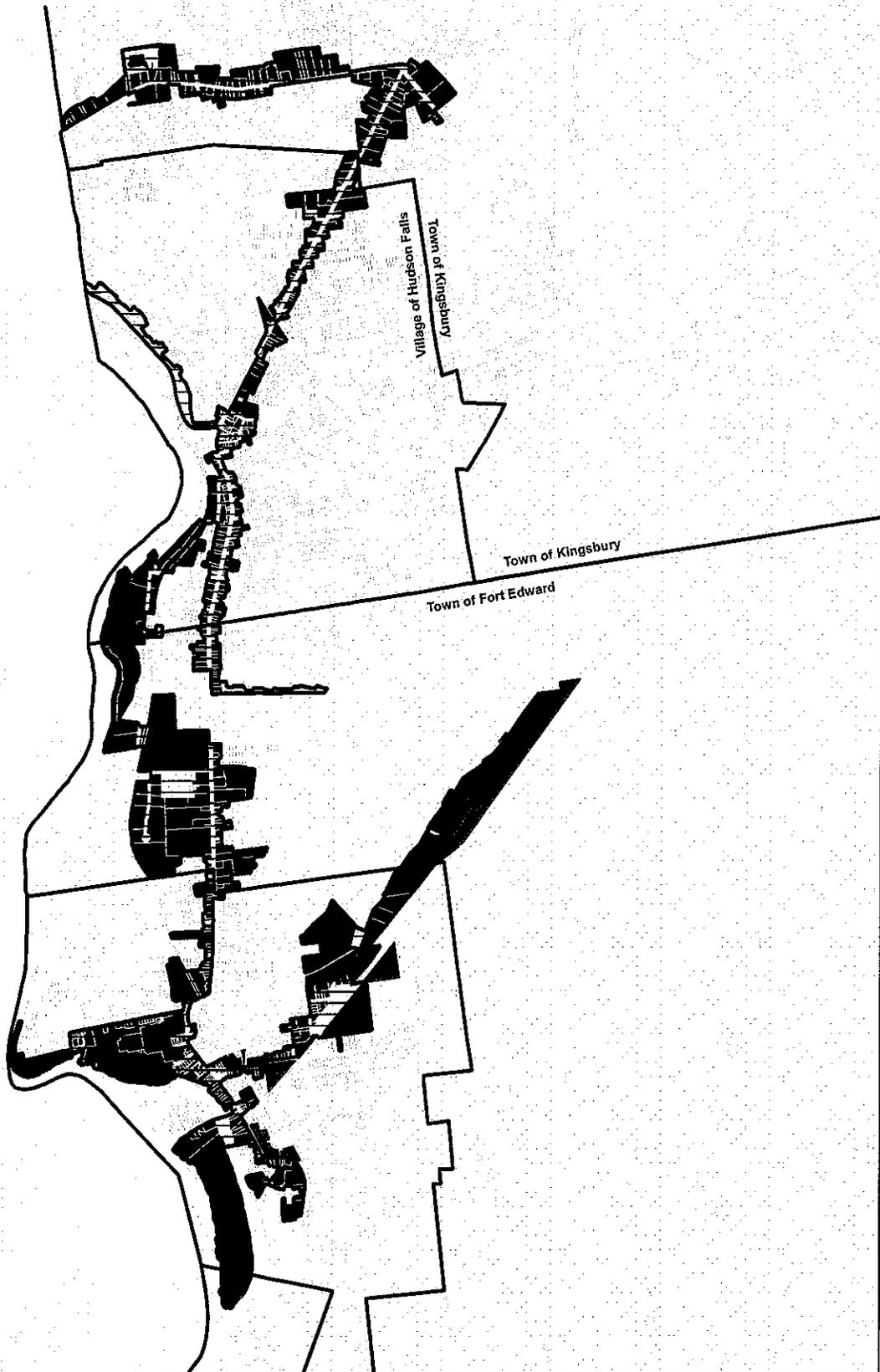
Section 2: The Boundaries of said areas to be included in said Empire Zone shall be as set forth in Schedule A, which is attached hereto and made a part hereof.

Section 3: Pursuant to requirements of Section 963 of the General Municipal Law, the County Administrator shall continue to serve as the Local Empire Zone Certification Officer of the Washington County Empire Zone, and shall, pursuant to the regulations promulgated pursuant to Article 18-B of the General Municipal Law, perform the following duty, to wit, certify, jointly with the New York State Commissioner of Economic Development and the New York State Commissioner of Labor, those business enterprises that are eligible to receive those benefits referred to in Section 966 of the General Municipal Law, and any other applicable statutes.

Section 4: Pursuant to Article 18-B of the General Municipal Law, the Local Empire Zone Administrative Board as presently constituted is hereby continued. The Local Empire Zone Administrative Board, pursuant to Section 963(a) of the General Municipal Law, as amended shall approve for certification by the Zone Certification Officer, the new York State Commissioner of Economic Development and the New York State Commissioner of Labor, the applications of those businesses eligible for certification to receive the benefits referred to in Section 966 of the General Municipal Law and shall perform all other duties required of it pursuant to Section 963(b) if the General Municipal Law.

Section 5: This local law shall take effect upon filing in the Office of the Secretary of State as provided by Section 27 of the Municipal Home Rule Law.

Proposed Development Zone Area # 1

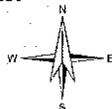


Legend

-  Proposed Boundaries
(Add 95.99 Acres)
-  Areas no longer in Zone
(86.92 Acres)
-  Current Empire Zone 2004
(659 Parcels of 622.74 Acres)
-  Washington County Tax Parcels

TOTAL : 631.81 Acres

Coordinator: Mac Sanders
 Washington County Municipal Center
 383 Broadway
 Fort Edward, NY 12828
 Phone: (518) 746 - 2295
 Fax: (518) 746 - 2293



Date: Dec. 12, 2005
 File Name: EZArea1_Fin2.mxd
 GIS User: CLS / LenAV

Washington County Empire Zones

Town & Village of Fort Edward,
 Town of Kingsbury, Village of Hudson Falls

Washington County, New York

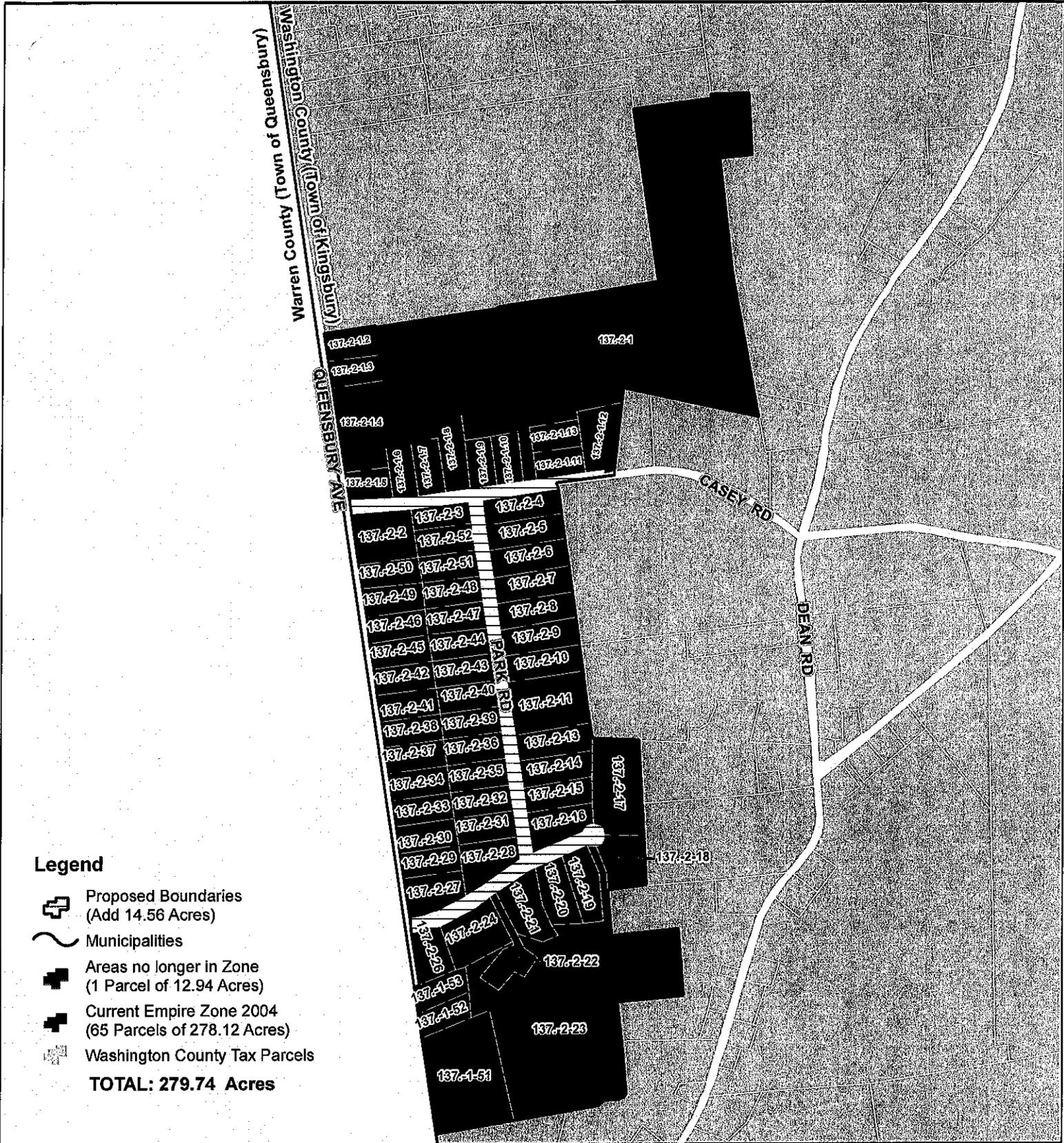
C.T. MALE ASSOCIATES, P.C.

50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 (518) 786-7400 * FAX (518) 786-7293
 Engineering * Land Surveying * Architecture * Landscape Architecture
 Environmental Services * Geographic Information Services



Scale: 1 inch equals 3,000 feet
 Project Number: 05.5123
 Data Source: Washington County
 Real Property Tax Service
 Projection: State Plane NAD27 NYE (feet)

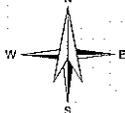
Proposed Development Zone Area # 2



Legend

-  Proposed Boundaries
(Add 14.56 Acres)
 -  Municipalities
 -  Areas no longer in Zone
(1 Parcel of 12.94 Acres)
 -  Current Empire Zone 2004
(65 Parcels of 278.12 Acres)
 -  Washington County Tax Parcels
- TOTAL: 279.74 Acres**

E. Jordinator: Mac Sanders
 Washington County Municipal Center
 383 Broadway
 Fort Edward, NY 12828
 Phone: (518) 746 - 2295
 Fax: (518) 746 - 2293



Date: Dec. 12, 2005
 File Name: EZArea2_Fin2.mxd
 GIS User: CLS / LenaW

Washington County Empire Zones

Town of Kingsbury

Washington County, New York

C.T. MALE ASSOCIATES, P.C.

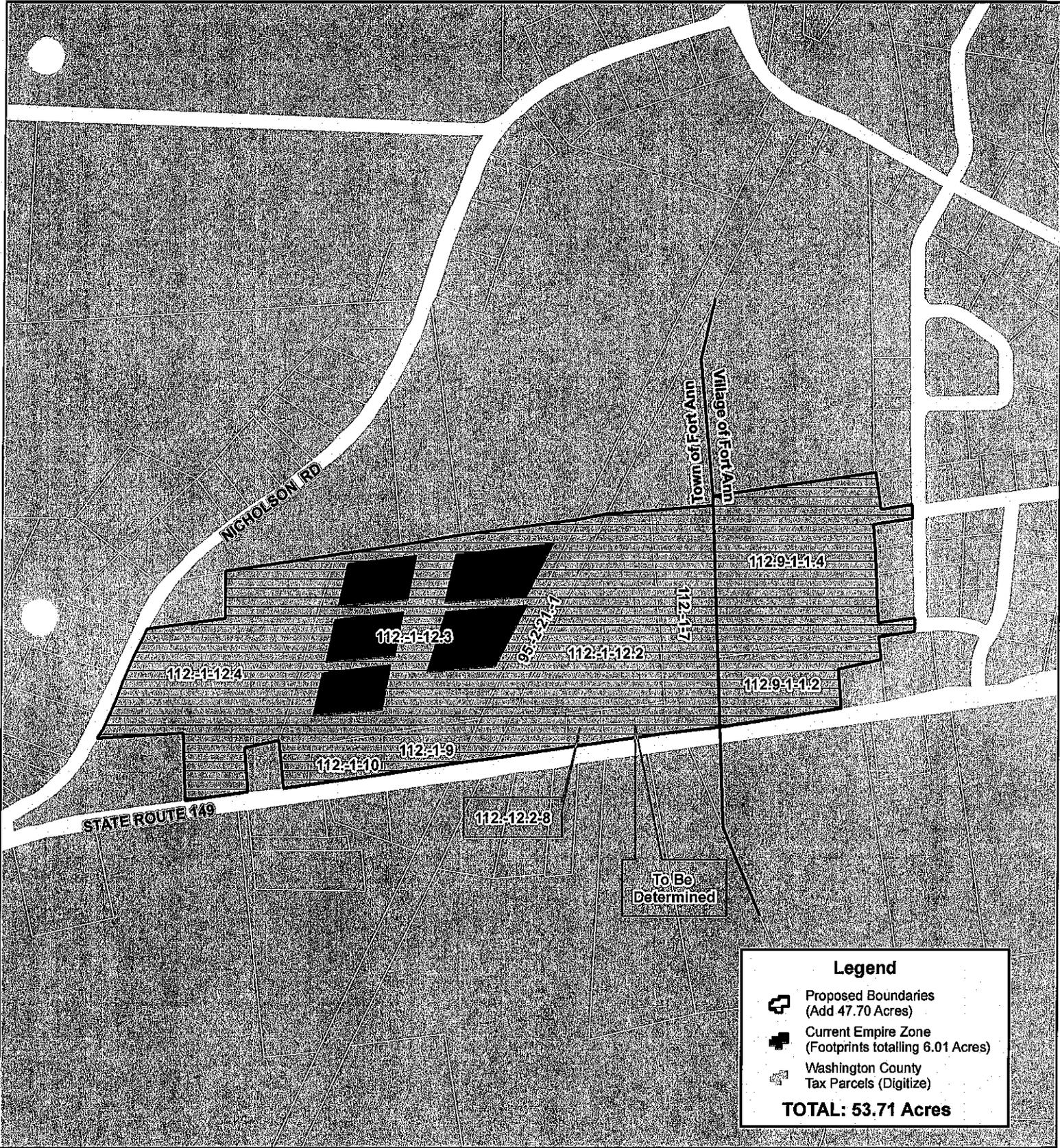
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 (518) 786-7400 * FAX (518) 786-7299
 Engineering * Land Surveying * Architecture * Landscape Architecture
 Environmental Services * Geographic Information Services



Scale: 1 inch equals 1,000 feet

Project Number: 05.5123
 Data Source: Washington County
 Real Property Tax Service
 Projection: State Plane NAD27 NYE (feet)

Proposed Development Zone Area # 3

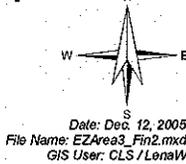


Legend

- Proposed Boundaries (Add 47.70 Acres)
- Current Empire Zone (Footprints totalling 6.01 Acres)
- Washington County Tax Parcels (Digitize)

TOTAL: 53.71 Acres

Coordinator: Mac Sanders
 Washington County Municipal Center
 383 Broadway
 Fort Edward, NY 12828
 Phone: (518) 746 - 2295
 Fax: (518) 746 - 2293



Washington County Empire Zones

Town and Village of Fort Ann

Washington County, New York

C.T. MALE ASSOCIATES, P.C.

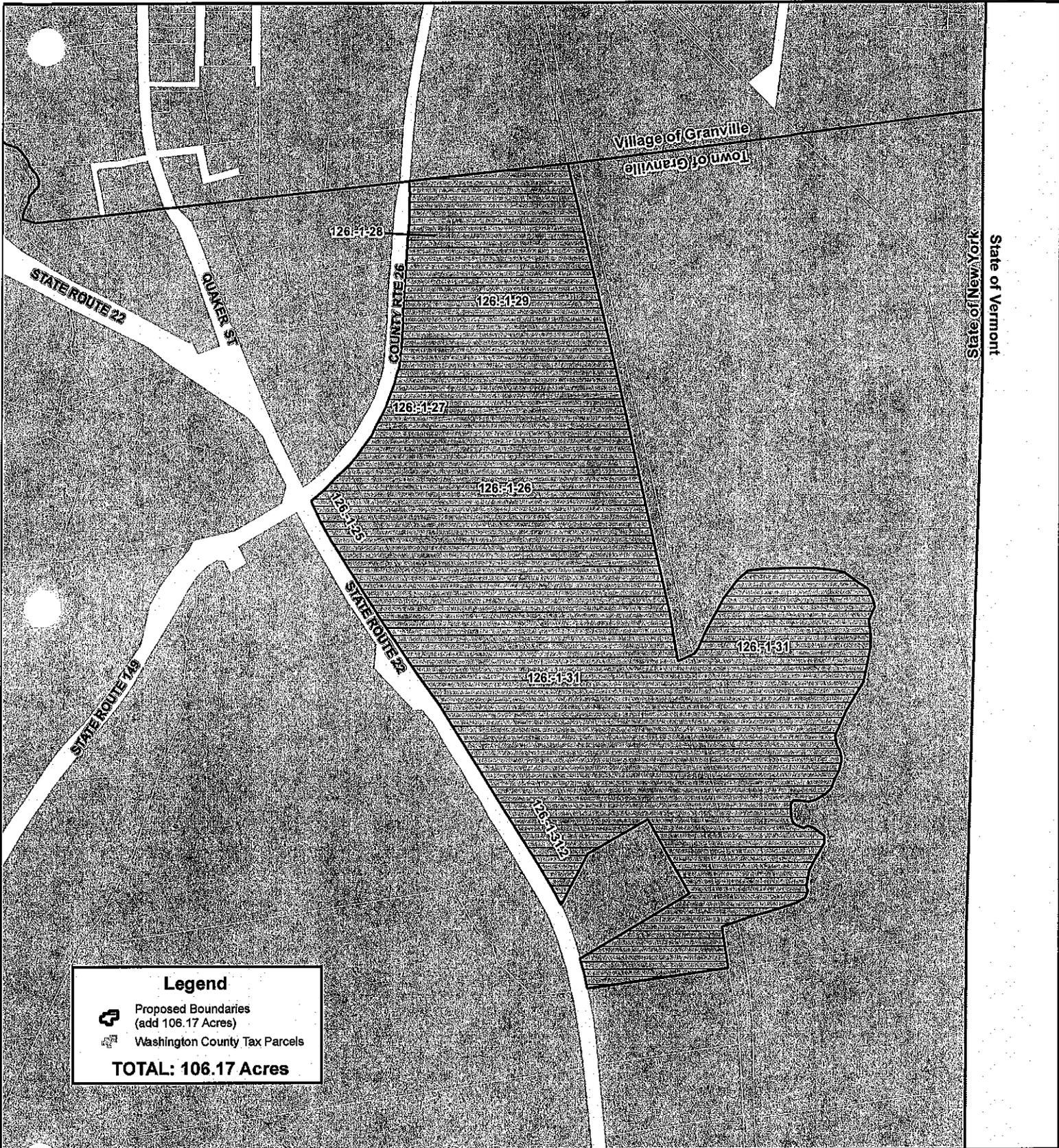
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 (518) 786-7400 * FAX (518) 786-7299
 Engineering * Land Surveying * Architecture * Landscape Architecture
 Environmental Services * Geographic Information Services



Scale: 1 inch equals 500 feet

Project Number: 05.5123
 Data Source: Washington County
 Real Property Tax Service
 Projection: State Plane NAD27 NYE (feet)

Proposed Development Zone Area # 4



Legend

-  Proposed Boundaries (add 106.17 Acres)
-  Washington County Tax Parcels

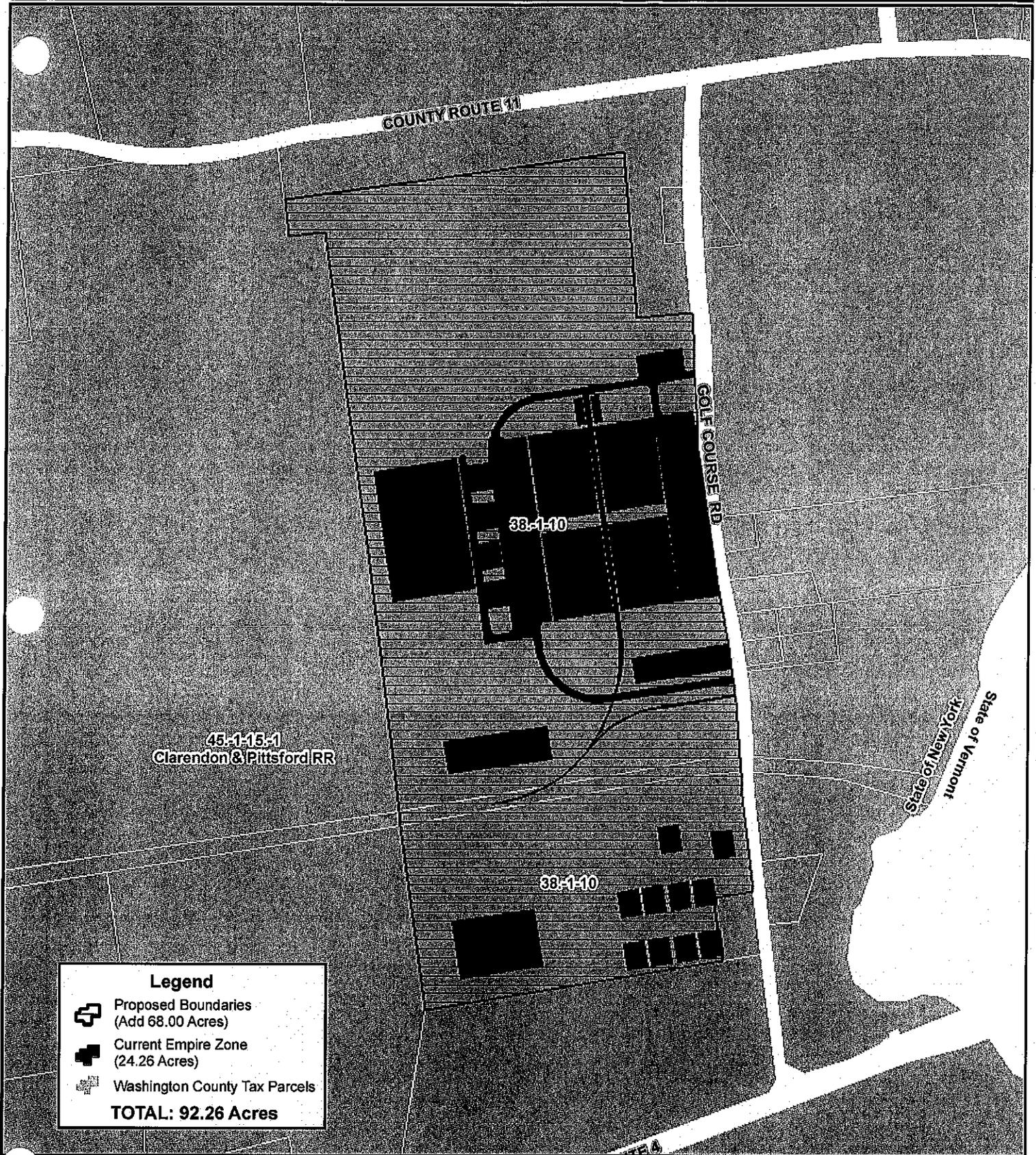
TOTAL: 106.17 Acres

EZ Coordinator: Mac Sanders
Washington County Municipal Center
383 Broadway
Fort Edward, NY 12828
Phone: (518) 746 - 2295
Fax: (518) 746 - 2293


 Date: Dec. 12, 2005
 File Name: EZArea4_Fin2.mxd
 GIS User: CLS / LenaW

Washington County Empire Zones	
Town of Granville	Washington County, New York
C.T. MALE ASSOCIATES, P.C. <small>50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110 (518) 786-7400 * FAX (518) 786-7289 Engineering * Land Surveying * Architecture * Landscape Architecture Environmental Services * Geographic Information Services</small>	
Scale: 1 inch equals 600 feet Project Number: 05.5123 Data Source: Washington County Real Property Tax Service Projection: State Plane NAD27 NYE (feet)	

Proposed Development Zone Area # 5



45-1-15-1
Clarendon & Pittsford RR

38-1-10

38-1-10

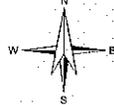
State of New York
State of Vermont

Legend

-  Proposed Boundaries (Add 68.00 Acres)
-  Current Empire Zone (24.26 Acres)
-  Washington County Tax Parcels

TOTAL: 92.26 Acres

EZ Coordinator: Mac Sanders
Washington County Municipal Center
 383 Broadway
 Fort Edward, NY 12828
 Phone: (518) 746 - 2295
 Fax: (518) 746 - 2293



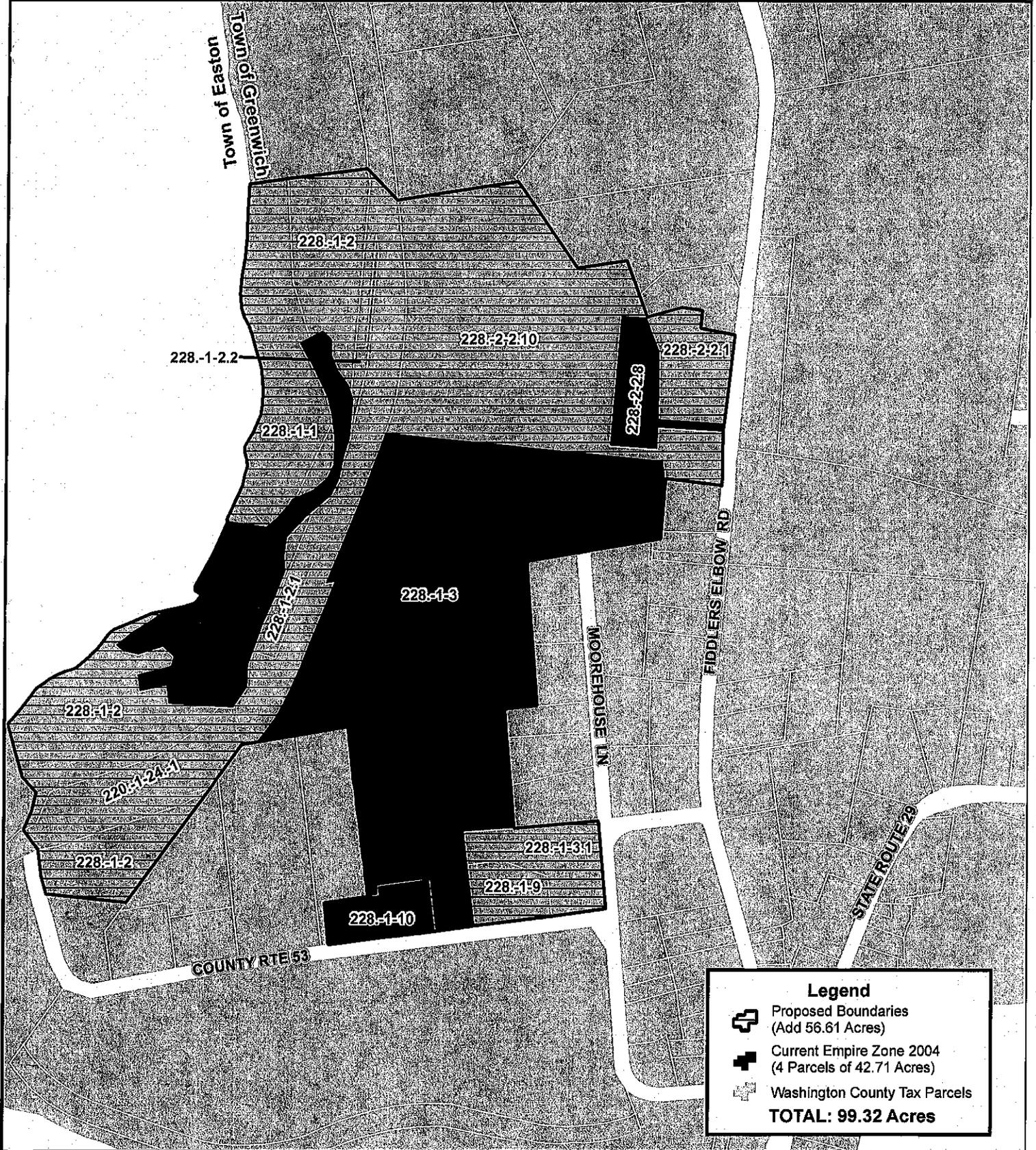
Date: Dec. 9, 2005
 File Name: EZArea5_Fin.mxd
 GIS User: CLS/LenaW

Washington County Empire Zones

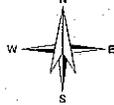
<p>Town of Hampton Hampton Commerce Center</p>	<p>Washington County, New York</p>
<p>C.T. MALE ASSOCIATES, P.C.</p> <p>50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110 (518) 786-7400 * FAX (518) 786-7299</p> <p>Engineering * Land Surveying * Architecture * Landscape Architecture Environmental Services * Geographic Information Services</p>	<p>Scale: 1 inch equals 500 feet</p> <p>Project Number: 05.5123 Data Source: Washington County Real Property Tax Service Projection: State Plane NAD27 NYE (feet)</p>



Proposed Development Zone Area # 6



EZ Coordinator: Mac Sanders
 Washington County Municipal Center
 383 Broadway
 Fort Edward, NY 12828
 Phone: (518) 746 - 2295
 Fax: (518) 746 - 2293



Date: Dec. 9, 2005
 File Name: EZArea6_Fin.mxd
 GIS User: CLS / LenaW

Washington County Empire Zones

Town of Greenwich

Washington County, New York

C.T. MALE ASSOCIATES, P.C.

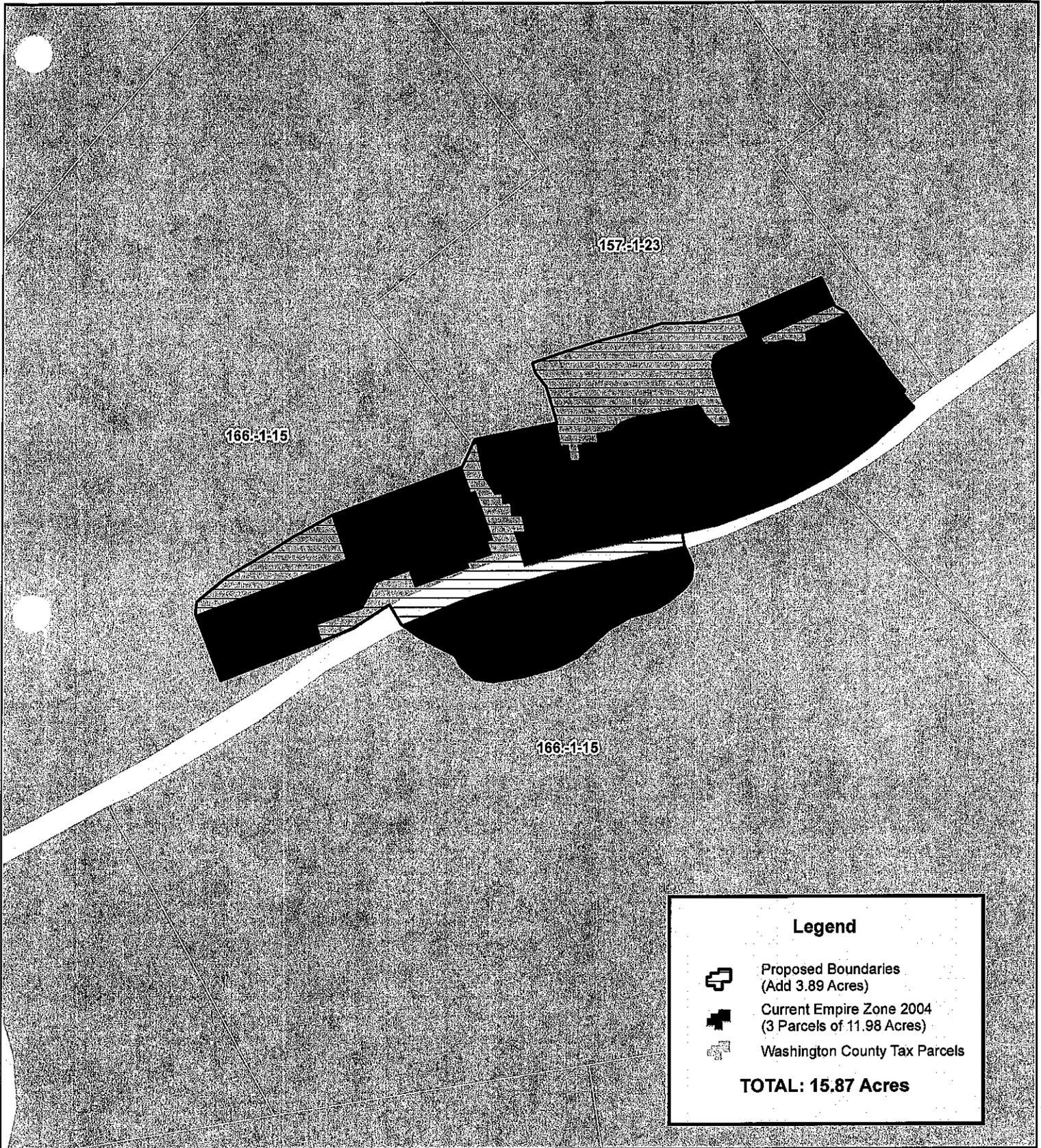
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 (518) 788-7400 * FAX (518) 788-7299
 Engineering * Land Surveying * Architecture * Landscape Architecture
 Environmental Services * Geographic Information Services



Scale: 1 inch equals 500 feet

Project Number: 05.5123
 Data Source: Washington County
 Real Property Tax Service
 Projection: State Plane NAD27 NYE (feet)

Proposed Development Zone Area # 7

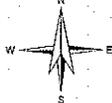


Legend

-  Proposed Boundaries
(Add 3.89 Acres)
-  Current Empire Zone 2004
(3 Parcels of 11.98 Acres)
-  Washington County Tax Parcels

TOTAL: 15.87 Acres

EL Coordinator: Mac Sanders
Washington County Municipal Center
383 Broadway
Fort Edward, NY 12828
Phone: (518) 746 - 2295
Fax: (518) 746 - 2293



Date: Dec. 9 2005
 File Name: EZArea7_Fin.mxd
 GIS User: CLS/LenaV

Washington County Empire Zones

Town of Argyle

Washington County, New York

C.T. MALE ASSOCIATES, P.C.

50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
 (518) 786-7400 * FAX (518) 786-7299
 Engineering * Land Surveying * Architecture * Landscape Architecture
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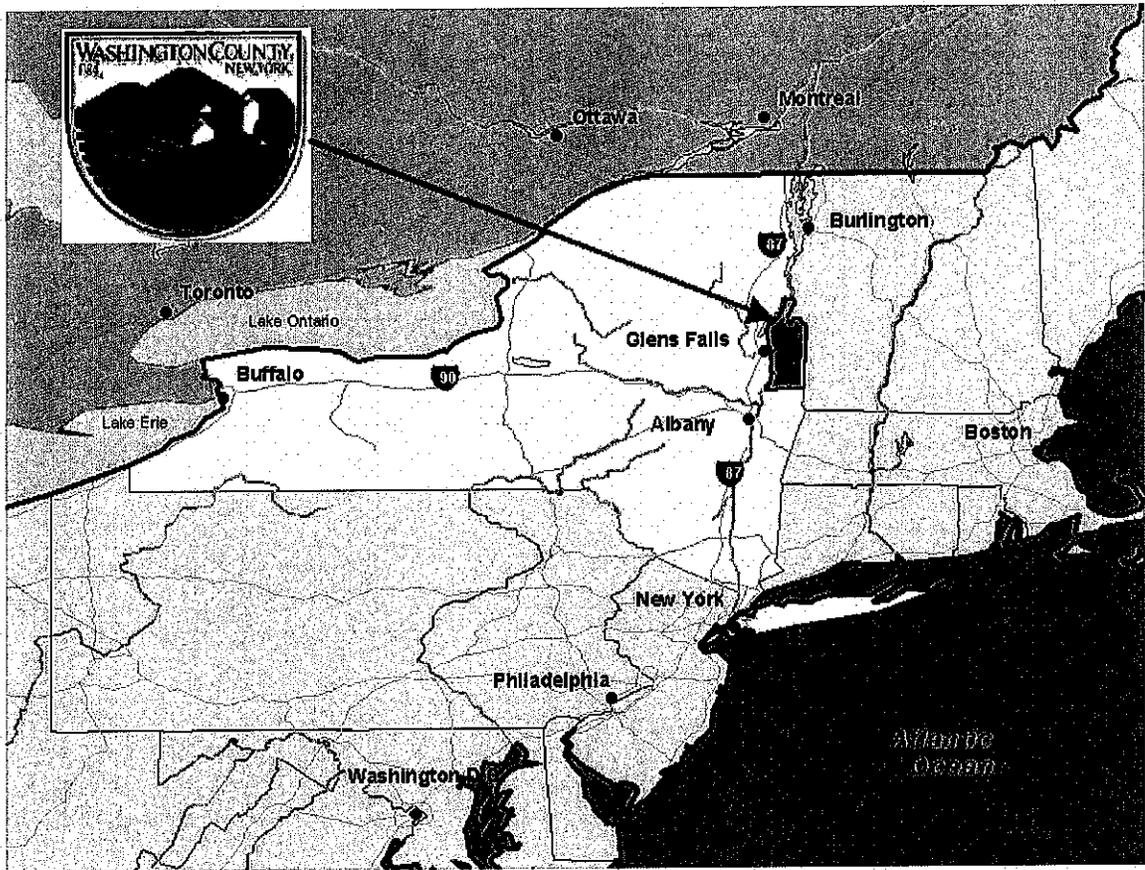


Scale: 1 inch equals 300 feet

Project Number: 05.5123
 Data Source: Washington County
 Real Property Tax Service
 Projection: State Plane NAD27 NYE (feet)

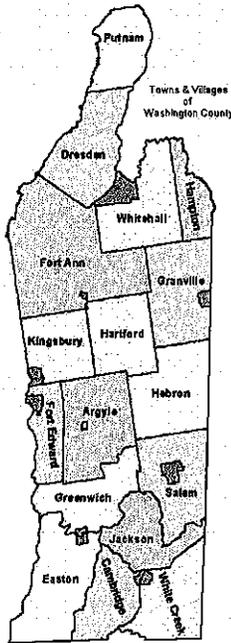
DRAFT

**WASHINGTON COUNTY EMPIRE ZONE
DEVELOPMENT PLAN**



November, 2005

I. Overview



Washington County is located in rural, northeastern New York State. It contains 17 towns and 9 villages, as depicted in this map and as listed in the table.

The county's population equaled 62,807 residents on July 1, 2004 (U.S. Census Department estimate), a 2.9% increase from 2000. The unemployment rate generally ranges between 4% and 5% of the 28,000 county residents in the workforce. The county's economic base has been historically

tied to manufacturing (mainly paper and allied businesses) and agriculture (dairy farming). This manufacturing base has eroded during the last 25 years, most recently with significant employment losses of at least 735 jobs coming in the medical devices (catheter) sector in the Town of Argyle. Washington County's \$37,688 median annual household income is about at the mid point for its 12-county, statewide peer group range, but it is generally about \$5,000/year under the level for the counties immediately surrounding Washington and New York State overall. The county is generally participating in the area growth, buoyed principally by the private sector economies in Warren and Saratoga Counties and the public sector jobs with New York State government and education. Prospective development, such as the Luther Forest Technology Park, will create additional development, most likely in the southern part of the county. Generally, the mid to northern portions of Washington County have not participated in this growth to the same extent as the southern and western parts of the county. The Empire Zone marketing program will be targeted to these areas to spur growth and to help with the revitalization of the Villages of Fort Edward and Hudson Falls, areas hard hit by the loss of manufacturing employment over the last generation. This new Empire Zone development plan is included in the Washington County Economic Development Plan adopted by the county board of supervisors in July, 2005 and is being counted on to continue to create new jobs and generate additional capital investment.

Towns	Villages
Argyle	Argyle
Cambridge	Cambridge
Dresden	
Easton	
Fort Ann	Fort Ann
Fort Edward	Fort Edward
Granville	Granville
Greenwich	Greenwich
Hampton	
Hartford	
Hebron	
Jackson	
Kingsbury	Hudson Falls
Putnam	
Salem	Salem
White Creek	
Whitehall	Whitehall

The target areas proposed for this new Empire Zone development are:

Proposed Zone Development Area	Location in Washington County
1	Villages of Fort Edward and Hudson Falls and Towns of Fort Edward and Kingsbury
2	Town of Kingsbury
3	Town and Village of Fort Ann
4	Town of Granville
5	Town of Hampton
6	Town of Greenwich
7	Town of Argyle

The target businesses types in these new development zones are:

Proposed Zone Development Area	Target Businesses
1	Manufacturing, distribution, warehousing retail, commercial and tourism
2	Manufacturing, distribution and warehousing
3	Retail, commercial and manufacturing
4	Retail, commercial and manufacturing
5	Distribution, commercial and manufacturing
6	Manufacturing
7	Manufacturing

The specific action steps targeted to maintain and grow existing businesses in the county and in the existing Empire Zone areas and attract jobs and investment into these new development zone areas are:

- Expand Web and print promotions touting the county's economic strengths and the zone marketing benefits, particularly the wide availability of the 485e Real Property Tax Abatement in most zone areas.
- Extend public water and sewer and 3-phase power, as possible.
- Maintain the microenterprise training and LDC loan programs.
- Coordinate with the BOCES and WIB training programs.
- Establish tourism Community Development Projects in the Village of Fort Edward.

The key strengths, weaknesses, opportunities and threats shaping this new development zone structure are:

Strengths

- Large amount of relatively inexpensive, developable property available.
- Generally good labor pool.
- Central location (Vermont to the east, The Adirondack Park to the north, Warren & Saratoga Counties to the west and the Albany region to the south)
- Affordable housing and desirable quality of life.
- Availability of timber and slate/stone raw materials.
- Residual paper manufacturing and allied industries base.
- Key rail infrastructure still available.
- Continued high rate of small business formation.

Weaknesses

- High non-labor costs (energy and taxes).
- Negative perception of county ("not business friendly").
- Current lack of infrastructure in more rural areas.
- No county comprehensive plan and an uneven pattern of land use controls.
- Tight supply of labor to support commodity sector growth (agriculture, slate/stone).

Opportunities

- Attract investment and jobs from the (1) development of large sports training complex in the Town of Fort Ann as a catalyst project, (2) proximity of large parcels in the Towns of Hampton and Granville for growth from Vermont, (3) increased tourism in the Village of Fort Edward with the development of the Heritage Trail and the Champlain Division of the Barge Canal System, (4) start of the Hudson River Dredging project and (5) Route 4 reconstruction project through the Villages of Fort Edward and Hudson Falls resulting in an improved conditions for business revitalization along the “Route 4 Corridor.”
- Improve basic workforce skills and training.
- Forge county development guidelines plan.

Threats

- Labor (youth out-migration and lack of technical skills).
- NIMBY growth perception thwarting some rational development.

II. Goals and Strategies

The outcomes we are trying to leverage through the implementation of the new zone development plan are:

- More jobs paying wages and benefits that raise household income, particularly in the mid to northern areas of the county.
- Increased capital investment for a larger tax base and more sales tax revenue.
- Marked economic and physical improvement to the “Route 4 Corridor.”
- A strengthened tourism sector in the Village of Fort Edward.

The actions to assure these outcomes are:

- Market the three industrial parks in the zone.
- Market the county’s attributes and the zone program benefits, particularly for regional catalyst projects in Fort Ann and Granville areas.
- Continue the LDC and microenterprise training and loan programs to continue the strong rate of small business formation in the county.
- Continue to assist other entities with the development of master plans/land use controls, infrastructure planning and workforce training.

The outcomes will be measured by:

- BAR data.
- NYSDoL QCEW report (job growth by employment sector in Washington County).
- US Census Fact Finder report showing household income growth.

III. Target areas and infrastructure development

The new development zones were selected based upon the following criteria:

Development Zone	Criteria
1	Availability of developable property with infrastructure in the Fort Edward Industrial Park, "Route 4 Corridor " revitalization opportunity and tourism growth.
2	30 parcels available with infrastructure for development in the Airport Industrial Park.
3	Destination catalyst project (\$ 4 million investment Adirondack Golden Goal sports complex) locating nearby to generate new regional sales and zone bordering Village of Fort Ann where infrastructure currently available.
4	Located on Vermont border to generate new regional retail/commercial sales, bordering Village of Granville with infrastructure available.
5	Located on Vermont Border, rail-served and in slate quarrying and timber-growing region; development plan in place.
6	Located in historic industrial area with infrastructure and rail service available.

7

Use existing modern buildings in rural area where 735 catheter production jobs have been lost over the past decade (Note: This is the 7th development zone and is based upon the need to continue to have benefits available to help to provide jobs in an area devastated by the shift of catheter production by Mallinckrodt (400 jobs) and Tyco (335 jobs) to Mexico).

IV. Target businesses

The Washington County Economic Development Plan targets the following Businesses for location in these development zone areas:

Development Zone	Target Businesses
1	Spin-offs from Hudson River dredging project, businesses supporting paper manufacturing, recycling, retail and tourism related along the revitalized "Route 4 Corridor." (Note: The PCB dewatering site will be sited adjacent to the Fort Edward Industrial Park, Route 4 will be rebuilt through the area and major tourism project around Rogers Island is being planned.)
2	Manufacturers, distributors/warehouseers. (Note: These types of businesses already exist at the Airport Industrial Park.)
3	Retail/commercial tied to the new destination, regional sports complex catalyst project.
4	Retail/commercial generating new sales from Vermont.

- 5 Natural resource (slate, stone and forest) processing and transportation. (Note: A log loading operation has already started at the site using new rail infrastructure.)
- 6 Manufacturing (principally paper). (Note: A large paper converting facility already operates on the site and a separate paper mill will restart production in late 2006.)
- 7 Manufacturing and recycling. (Note: About 100 new jobs have been created from three businesses already located in these two facilities.)

V. Business development assistance and zone administration

- A. The 485e abatement will be marketed to property owners in the new zone along River Street in the Village of Hudson Falls (an extension of the "Route 4 Corridor" revitalization project) as the zoning changes from residential to commercial in that area.
- B. The 485e abatement will now apply to four, vacant parking lots (two each the industrial areas of the Village of Hudson Falls and the Town of Fort Edward) to provide an incentive for a community Development Project to help to build low-cost housing needed in that area.
- C. The 485e abatement applies on property along the northern portion of the "Route 4 Corridor" in the Town of Kingsbury (north of the Village of Hudson Falls and south of the new Hannaford grocery store opening mid 2006) and could leverage donations to this project sponsored by Home Front Development.

Human resource development/training

The One-Stop Center Employment and Training staff and the NYSDoL Washington County Jobs Representative are located on the same floor of the Washington County Municipal Center as the Empire Zone Coordinator. New zone job opportunities will continue to be communicated directly to these staffs. The Empire Zone program is also marketed to students and county residents seeking employment at the annual (1) Warren/Washington Counties Jobs Discovery Show and the (2) Washington County Business Show to demonstrate how business start up and expansion costs can be reduced through the eligibility for zone benefits. Zone job opportunities are also promoted through the local WIB and BOCES organizations. Additionally, the zone

coordinator continues to work with individual zone businesses to fill specific job needs, such as handling with local schools and BOCES staff to identify candidates for open apprentice training positions.

VI. Community Development

The zone will carryover four projects, three Community Development (the Hubbard Block Development in Cambridge, the Pember Museum Expansion in Granville and the Salem Courthouse restoration) and one direct-equity project (the expansion of the Cambridge Hotel). Three tourism related projects (expansion of the Roger Island Visitor Center and the Old Fort House Museums and the completion of repairs to the Fort Edward Train station) and the building of a new Fort Edward Rescue Squad Building are included in the new zone development plan. All new projects are located in development area 1.

VII. Certification and cost/benefit analysis

A. Certification threshold requirements

For the Airport IDA Park, there will be a minimum of at least three jobs created and \$ 200,000 investment for certification. The larger lots in the expansion Phase IIB will require the creation of at least 10 jobs and investment of \$ 500,000. We will continue to validate the applicant's business plan and financing. Other locations will require the creation of at least two new jobs and the investment of \$ 100,000 and the validation of the business plan and financing. In the "Route 4 Corridor" retail revitalization, we will be looking for projects that "enhance" the zone (such as rehabilitating a vacant store and starting with part-time employees) and have a valid business plan and financing.

B. Cost/benefit analysis

The zone will adopt the Empire State Development interim threshold policy of a \$15:\$1 benefit-to-cost ratio to recommend certification. Lower ratios need a compelling justification, as detailed in the statute, to recommend certification.

C. Retail business certification

Retail businesses will only be considered for certification in the following development areas:

Development Area	Justification
1	“Route 4 Corridor” revitalization
3	New sales generated by destination Adirondack Sports Park (catalyst project in region)
4	New sales generated from Vermont

VIII. Performance Evaluation Measures

The Washington County Empire Zone marketing program has generated the following results from its three years of operation:

Year	(\$ Millions)		Investment	
	Projected	Created	Projected	Made
2003	208	170	\$ 35.5	\$ 28.8
2004	263	125	\$ 20.5	\$ 24.3
2005	105		\$ 12.2	

(Note: The projected job and employment data are taken from the certification applications. The job creation and investment made data are taken from the Business Annual Reports and, more recently, from cost/benefit analysis input.)

In addition to collecting and submitting the BAR data required by Empire State Development, the Washington County Empire Zone Administrative Board will a business plan for each of these seven new development zone areas to set annual goals and measures for each area. This summary report will be formatted as shown on the following page:

Summary of 2006
Development Zone Measures

(\$ millions)

Development Zone	# Jobs		Investment		Sales Tax	Other
	Projected	Created	Projected	Made		
1			\$	\$	\$	
2						
3						
4						
5						
6						
7						
Totals						