

DRAFT FOR DISCUSSION PURPOSES ONLY  
DATED: SEPTEMBER 19, 2016

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

POLICY RESPECTING UNIFORM CRITERIA FOR THE  
EVALUATION OF PROJECTS

SECTION 1. PURPOSE AND JUSTIFICATION. (A) The purpose of this Policy is to provide the uniform criteria to be utilized by Ulster County Industrial Development Agency (the "Agency") to evaluate and select projects from each category of eligible projects for which the Agency can provide financial assistance.

(B) The Agency was created pursuant to Section 923 of Title 2 of Article 18-A of the General Municipal Law and Title 1 of Article 18-A the General Municipal Law (collectively, the "Act") for the purpose of promoting employment opportunities for, and the general prosperity and economic welfare of, residents of Ulster County, New York (the "County") and the State of New York (the "State"). Under the Act, the Agency was created in order to advance the job opportunities, health, general prosperity, and economic welfare of the residents of the County and of the State.

(C) Chapter 563 of the Laws of 2015, effective June 15, 2016 (the "Reform Legislation"), requires each industrial development agency to adopt an assessment of all material information included in connection with an application for financial assistance, as necessary to afford a reasonable basis for the decision by an industrial development agency to provide financial assistance for a project.

SECTION 2. ELIGIBLE PROJECT CATEGORIES. The Agency may provide financial assistance to any "project," as defined in Section 854 of the Act.

~~SECTION 3. UNIFORM CRITERIA. (A) The following general uniform criteria will be reviewed to determine eligibility for apply to the Agency's all Ceategories 1 - 4 PILOTsof eligible projects: (1) Extent to which a project will create or retain jobs; (2) wages and educational requirements of employees; (3) whether prevailing wages or local labor will be utilized during construction; (4) environmental sustainability of the project; and (5) community investment. (2) Estimated value of tax exemptions; (3) Amount of private sector investment; (4) Likelihood of project being accomplished in a timely fashion; (5) Extent of new revenue provided to local taxing jurisdictions; (6) Any additional public benefits; and (7) Local labor construction jobs. The Agency shall determine the amount of a Category 5, PILOT for dormitory or student housing by considering the cost of the project and the impact the project has on the local community. In connection with such determination, the Agency shall take into account information provided by the applicant, the local municipalities and school districts, the local assessor, Ulster County real property tax services and any appraisal company retained by the Agency. All Category 5 PILOT Agreements shall be determined by the UCIDA after seeking input from all taxing jurisdictions and the community where the project resides.~~

~~(B) The following additional criteria may apply to warehousing and research projects: (1) wage rates (above median for County); (2) in County purchases (% of purchases from local vendors); (3) supports local businesses or clusters; (4) retention or flight risk; and (5) provides capacity to meet County demand or shortage.~~

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~~(C) The following additional criteria may apply to commercial projects: (1) regional wealth creation (% of sales/customers outside of the County); (2) located in a highly distressed census tract; (3) alignment with local planning and development efforts; (4) promotes walkable community areas; (5) elimination or reduction in blight; (6) proximity/support of regional tourism attractions/facilities; (7) local or County official support; (8) building or site has historic designation; and (9) provides brownfield remediation.~~

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SECTION 4: REMOVAL OR ABANDONMENT. If the proposed project involves the removal or abandonment of a facility or plant within the state, the Agency will notify the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

SECTION 5. EFFECTIVE DATE. This policy shall be effective with respect to any project undertaken by the Agency after the date of approval of this Policy.

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