

**County of Clinton Industrial Development Agency 190 Banker Road, Suite
500 Plattsburgh, NY 12901**

2016 Performance Measures Report

CCIDA GOAL #1 - SEEK PROJECTS THAT ENHANCE THE COUNTY'S ECONOMIC POSITION.

2016 Performances:

- 1) Approved Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:**
 - PILOT Deviation, Mortgage Recording Tax and Sales Tax Exemption Approvals on Vermont Green Line (\$177 million project, jobs: creation of 1:66 construction jobs)
 - PILOT Deviation and Sales Tax Exemption approvals on Schluter Systems project (\$10.7 million, jobs: 6 new full time, 42 construction)
 - (Through CCCRC) - Bonding for University of Vermont- Champlain Valley Physicians Hospital Bond refinancing project (refinancing of \$33 million, jobs: retention of 2,000)

- 2) Pending Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:**
 - Application Request by Bull Run Energy for PILOT Deviation, Mortgage Recording Tax and Sales Tax Exemptions (\$659 million project, jobs: creation of 10-15; 220 construction)
 - Application Request by Saranac Power Partners to extend and reduce existing PILOT Deviation agreement (\$32 million facility, jobs: retention of 20)

- 3) Terminated or Pending Terminations of Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:**
 - TDC Building #16 (\$3.5 million project, jobs: creation of 17)
 - TDC Building #15 (\$1.6 million project, jobs: creation of 20)
 - (Through CCCRC)- Five (5) Champlain Valley Physicians Hospital CCIDA bond projects were terminated and refinanced through CCCRC (see above)

CCIDA GOAL #2 - SUPPORT REDEVELOPMENT OF KEY FACILITIES AND LINKED ECONOMIC SECTORS

2016 Performances:

CCIDA provided continued support in the redevelopment of the major installations and facilities that have phased out the service in the area, as well as developments that target the transformation of the former Plattsburgh Air Force Base into an aviation, industrial center and international transit center.

The Agency also collaborates with compatible projects that support the development of this key sector. These are public-private partnerships with strong transformative potential of local economy.

1) Terminated or Pending Terminations of Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:

- PARC PBC reconveyances-authorized in 2015
- PARC EDC 1 & 2 reconveyances-authorized in 2015

CCIDA GOAL #3 – COLLABORATE WITH PARTNERS TO STRENGTHEN THE COUNTY’S ECONOMIC BASE

CCIDA continues to collaborate with partners that strive to ensure the development of a strengthened economic base. These partnerships support investment and job creation and enhance existing infrastructure and networks, while improving the quality of life for residents and corporate citizens of Clinton County.

CCIDA supports local development efforts and is moving forward to improve and strengthen our portfolio of skills in providing financial assistance, developing capacity to improve collaboration with existing local and State programs and ensuring that we partner with all significant developments through reasonable assistance that supports our regulatory requirements and investment criteria.

2016 Performances:

- In 2016, CCIDA approved a Three Party Start-Up NY Agreement on the NorthStar 41 LLC project, between the Agency, SUNY Plattsburgh (Start-Up NY project) and the company.

CCIDA GOAL #4 –STRENGTHEN ADMINISTRATION, MONITORING AND OPERATIONS

In addition to increasing delivery of benefits to Clinton County businesses, 2016 also focused on strengthening the administrative aspects of the organizations.

2016 Performances:

- 1) **Carried out the required administrative, operational and monitoring functions of the Agency and comply with all financial and NYS requirements.**
 - Completed & filed 2016 Annual Financial and Administrative Reports.
 - In 2016, emphasis on improving internal controls has resulted in action that focuses on records access, records retention, internal process tracking
- 2) **Continued to implement the 2014 Corrective Action Plan through improved reporting and communication.**
 - A significant action from the 2014 CAP implementation has been the finalization in 2016 of settlement and release agreements on key tax underpayments between certain affected parties.

- 3) **Continued focus on strengthening the independence of CCIDA through development of new administrative structures and services.**
 - Executed administrative services agreement with Clinton County for Executive Director services.
 - Executed administrative services agreement with The Development Corporation of Clinton County for staff support.
- 4) **Adopted new policies and procedures to comply with new IDA legislation; adoption of updated CCCRC forms.**

2016 Performances:

- Revised CCIDA application Form
- Revised Policy on recapture of Financial Assistance
- Adopted New Policy establishing a uniform criteria for project evaluation
- Adopted a New Uniform Project Agreement form
- Adopted a New CCCRC application form
- Adopted a New CCCRC Fee Schedule