

# **PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

## **Annual Report of the Industrial Development Agency's Activities for the Year 2015**

The Volunteer Board has been diligently working on various economic development leads and has also assisted with work that the Putnam County Economic Development Corporation (the PCEDC) could not do as a result of their President's resignation in early 2015.

The IDA attended all 2015 Putnam County Legislative Economic Development Committee meetings except the December 3<sup>rd</sup> meeting. A continuous effort has been made by the IDA during the last three (3) years to keep the Legislature up to date regarding its Audit, new business and financial viability. The IDA submitted financials, budget and business plan as requested.

In June 2015, the IDA requested a meeting to discuss financial issues. The June meeting was canceled. In July 2015, the meeting was postponed. In August 2015, the IDA had \$385 in its account and asked for help to hire a CEO to accomplish the required activities mandated by the State of New York (i.e. visitations, compliance requirements, new business and other matters). No funds were appropriated. Unfortunately, to date, the IDA's hands have been tied by the County Administration as a result of its refusal to provide "no strings attached" funding so the appropriate staff could be hired and operational expenses could be paid.

The Corrective Action Plan (CAP) was completed and effective January 1, 2015, however, without the funds to hire the required staff to implement the CAP, only one CAP Item has been completed to date. It's not that the IDA doesn't want to do the work but, without the necessary funding from the County, the work cannot get done.

Below are Projects/Items the IDA has worked on:

- Fox Ridge Hotel Suites (a Best Western affiliate) – was approved by the Town of Southeast. This project is expected to create up to 20 full time jobs and cost \$4 million. Construction began in the summer of 2015 and should be completed in the spring of 2016.
- Metal and Glass Solutions, Inc. has extended their inducement until December 31, 2015. It is expected that construction will start prior to 2016. We have tried

to contact Metal and Glass Solutions, Inc. by phone but have not been successful. We will continue to try to contact them in 2016.

- The IDA held five (5) Regular Board Meetings and one (1) Annual Meeting. Also, a Public Hearing was held regarding the Butterfield Realty LLC Project on June 22<sup>nd</sup> at the Donald B. Smith Campus. A Board Meeting was scheduled for June 23<sup>rd</sup> to approve the Butterfield Resolution but was rescheduled after the Chairman received requests from the public for more time to review the Project information. The Chairman extended them the courtesy and the rescheduled the meeting to July 7<sup>th</sup>.
- After numerous meetings with Unicorn Contracting in 2015, the IDA unanimously approved the Butterfield Realty LLC Project for sales tax and mortgage tax abatements in July 2015.
- The IDA Board completed its annual review and approval of all documents required by the ABO.
- The IDA website has been monitored throughout the year, updated in a timely manner and is in compliance with all ABO requirements.
- Chairman Ruchala met with EDC's Acting Chairman Jeff Kellogg, due to the prior Chairman's resignation. Chairman Kellogg's major concern was getting a new President for the EDC and retiring at the end of the year. Chairman Ruchala's concerns were the financial viability of the IDA and the working relationship with the EDC. The fact that the EDC is continuing to receive County funding in the amount of \$175,000 a year with little or no accomplishments to show for it is in direct conflict with the IDA's commitment to bring jobs to Putnam County.
- A lead was given to George Joiner at SCORE. George Joiner and the Chairman spoke a few times regarding aiding the business in question.
- For the purpose of retention and expansion of jobs in Putnam County, three leads were given to an entrepreneur to keep his business in Putnam County.
- CVS will be opening in the old A&P store across from the Putnam Plaza. Chairman Ruchala credited Burt Houseworth, the former CEO, with bringing CVS to this location
- The Patterson Crossing and Stateline Projects are still potential candidates for tax abatements.
- Sonja Brown, with the Department of Labor, contacted the IDA, businesses & Chambers and presented a Workforce Grant Program sponsored by Terence Murphy.
- Tompkins Recycling was planning to upgrade their transfer station, with the help of the IDA, to be a processing center combined with a possible Brownfield cleanup.
- An open meeting with Putnam Valley officials & residents was organized by Maureen McLaughlin, IDA board member, to discuss commercial development.

- Brewster Plastics in default regarding IDA tax abatements

The following potential applicants met with the IDA:

- In September, Chairman Ruchala was contacted by a law firm and advised that Putnam Hospital Center, a not-for-profit corporation, requested \$40 million in bonds, \$28 million which would be assignable to Putnam County. Chairman Ruchala was asked by a law firm if he thought there would be an interest. He advised that he totally supported the idea and thought it would be a positive for Putnam County. Since the IDA cannot help not-for-profits, he told them to call Deputy Co-Executive Walker in an effort to create a Putnam County Local Development Corporation (LDC).
- A distillery was possibly looking to come to Putnam County
- Land that was annexed within the Village of Brewster for a potential office or light manufacturing project, 60-95,000 sq. ft.
- Bravcor LLC looking to construct a facility in Town of Southeast; this could be a tax abatement project
- Light industrial manufacturer looking for 60-95,000 sq. ft. in Putnam County