



2021 Performance Measures Report

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

- 1) Approved Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - Connecticut Avenue Holdings, LLC (formerly Mount Whitney Meadows, LLC)
 - Vilas Home, LLC – Expansion and Renovation Project

- 2) Pending Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - Prime Plattsburgh, LLC
 - Delaware River Solar – Mooers VI
 - ERS-Rouses Point, LLC
 - Champlain Hudson Power Express
 - TDC NNY, Inc.
 - Plattsburgh Lodging Ventures, LLC

- 3) Terminated or Pending Terminations of Sale/Leaseback, PILOT Agreements and/or sales & mortgage recording tax exemptions:
 - Green National Development, LLC



GOAL #2: SUPPORT REDEVELOPMENT OF KEY FACILITIES AND SITES.

- 1) The Development Corporation's Industrial Boulevard Project was constructed on the site of the former Clinton County Airport. This site has long been identified by Clinton County and State- and Federally-recognized planning organizations, including the North Country Regional Economic Development Council and Lake Champlain-Lake George Regional Planning Board. They will further broaden job opportunities for Clinton County residents. The CCIDA anticipates additional development on this site and looks forward its future growth.
- 2) The Vilas Home, LLC Expansion and Renovation Project is currently under construction. Its continued evolution will serve to both expand job opportunities and ensure Project's long-term viability. It is the only adult care facility in the County with its attributes. Clinton County and the North Country as a whole are facing a rapidly aging population.
- 3) ERS-Rouses Point, LLC Project – Final Approving Resolution has been adopted. This Project site is the former Pfizer facility in Rouses Point, and stood as the primary economic generator for that part of Clinton County for several years. Its remediation, rehabilitation and development is key to the revitalization of northern Clinton County.
- 4) The Delaware River Solar Mooers VI Project is currently engaged in the CCIDA application process. Solar development is of significant importance to New York State energy consumption goals, as well as comporting with Clinton County's green energy goals. Further, these types of projects offer the benefit of creating value in the form of leases or purchases to property owners, as well as new revenue in the form of PILOTs to their taxing jurisdictions.
- 5) The Plattsburgh Lodging Ventures Project is intended to broaden the market in Clinton County by adding a new type of lodging stock: long-term lodging. It will generate occupancy tax revenue when travelers stay for less than 90 days, and provide travelers (especially corporate visitors) with a new sheltering option. While this project is currently dormant, it remains a viable project.
- 6) The North Star facility, another former Pfizer site, continues to operate. In 2021, they continued to acquire multiple new tenants, which helps increase our job opportunities and ensure maintenance of the complex to ensure it does not become a white elephant and fall into disrepair.



GOAL #3: SUPPORT GROWTH OF LINKED ECONOMIC SECTORS, INDUSTRY CLUSTERS, AND NEW TYPES OF JOB OPPORTUNITIES TO THE REGION.

- 1) The Schluter Systems Research & Development Facility Project offers job opportunities that are rarely seen in Clinton County: research and development. As one of the largest employers in Plattsburgh, Schluter Systems is of significant import to our local economy. As their only North American research and development facility, their continued expansion in our County coupled with higher paying, higher skilled jobs shows their level of commitment to the community. It is the CCIDA's hope that Schluter Systems serves as an example to other companies, whether currently operating in Clinton County or not, that we are a burgeoning hub for vertical operations in manufacturing.
- 2) The Plattsburgh Lodging Ventures, LLC Project demonstrates an existing and future expanded market for long-term lodging most typically utilized by business travelers, and shows that our economic base continues to grow as well as deepen the relationship between companies' corporate offices and Plattsburgh operations. While this Project is currently in a holding pattern due to limitations on access to hospitality financing during the Covid-19 Pandemic, the CCIDA believes that upon economic recovery, easing of travel restrictions (Canadian border closures, government requirements for quarantine, corporate limitations on employee travel, etc.) and dissemination of vaccinations, the market will still justify this investment. The CCIDA anticipates that our partnership will help the Project achieve financing in the coming year.

GOAL #4: SUPPORT GROWTH AND RETENTION OF PROJECTS THAT SERVE UNMET NEEDS OR MARKETS IN THE COUNTY.

- 1) The Vilas Home, LLC Expansion and Renovation Project demonstrates its continued evolution which will serve to both expand job opportunities and ensure Project's long-term viability. It is the only adult care facility in the County with its attributes. Clinton County and the North Country as a whole are facing a rapidly aging population.
- 2) The Prime Plattsburgh, LLC Project – Final Approving Resolution has been adopted. The Prime Plattsburgh, LLC proposed Project would offer a new product – newly constructed market rate housing – in the downtown of the City of Plattsburgh, which serves as the seat of County Government and is generally acknowledged as the center of business transactions within the County and a 100-mile radius. Some investments in downtown Plattsburgh's existing buildings have been facilitated by public grant funding over the last couple of decades, with the occasional private capital investment; however, endeavors to undertake new construction in the City have been very limited and completely unsuccessful for nearly half a century. It is anticipated that construction on this Project will start in 2022.



GOAL #5: COLLABORATE WITH PARTNERS TO STRENGTHEN THE COUNTY'S ECONOMIC BASE.

1) Partners include:

- Clinton County
- North Country Chamber of Commerce
- TDC NNY, Inc.
- Clinton Community College
- Small Business Development Center
- Adirondack Economic Development Corporation
- CITEC
- North Country Alliance
- Adirondack North Country Association and their Center for Businesses in Transition
- North Country Regional Economic Development Council
- New York State Economic Development Council
- All taxing jurisdictions within Clinton County
- Local elected officials
- State elected officials
- Federal elected officials

2) CCIDA representation at events and meetings was limited in 2021 due to the vacancy of the Executive Director position. A new Executive Director has been hired and will begin work in January, 2022.

GOAL #6: STRENGTHEN THE CCIDA'S ADMINISTRATION, MONITORING, AND OPERATIONS.

All required administrative, operational, and monitoring functions of the CCIDA were performed as efficiently and timely as possible.

- New Executive Director has been hired and will begin work in January, 2022.
- Contract with Clinton County has been renewed.