

Ti moves to lure businesses

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TICONDEROGA — Community leaders in Ticonderoga tried to figure out how to encourage greater economic growth in their town.

Development of the Four Corners commercial district had stalled because the town's municipal sewer system didn't reach that far.

The businesses already located there — like McDonald's and Wal-Mart — had either private connections or on-site septic systems.

"We looked at areas in the town for future development, their strengths and weaknesses," Ticonderoga Town Supervisor Robert C. Dedrick said.

"One glaring weakness was no municipal sewers at the Four Corners."

One obstacle was the cost formula for users in a new Route 9N/22 sewer district — it generated high rates.

"The first cost estimates were astoundingly high. A majority of businesses didn't feel they could support it without some type of grant," Dedrick said.

The next step was to meet with County Director of Planning Victor Putman and County Industrial Development Agency Co-Director Carol Calabrese.

They suggested asking the Governor's Office for a \$750,000 Small Cities economic grant that would be used to install public sewers at the Four Corners.

"The formula was that we had to create jobs — a minimum of 25 jobs — plus retain jobs, which we did through Dunkin' Donuts and Gallo's," Dedrick said.

Gallo's Service Center at the Four Corners was sold to Harry Treadway and has expanded, with his son, Jeremy, managing the operation.

The IDA prepared the complete Small Cities grant application, Dedrick said.

"They said everything looks good."

The town was hoping for at least part of the requested amount, but when the grants were announced, it was for the full sum.

The town then went to bid on what became a \$1.2 million project, issuing serial bonds for the part the grant didn't cover.

The low bidder was the Highland Company of Memphis, N.Y., and the project got under way with engineering work by Quintin Kestner of Troy and clerk of the works Ivan Macey supervising construction.

"We've had almost total cooperation from businesses and residents there," Dedrick said.

Town employees pitched in to help, Dedrick said, with Town Highway Superintendent Phillip Huestis offering the highway garage for a staging area and Water Superintendent Keith O'Connor and Sewer Superintendent Tracey Smith providing assistance.

It's not even completed yet and Dedrick is fielding calls about the Four Corners from all over the country.

"Whenever I get a call from a developer they ask if we have municipal sewers there," he said. "It's created jobs. It's increased our tax base and increased sales tax revenue for the county."

Next to arrive will be a Lowe's home-improvement store, with a March groundbreaking scheduled, and other franchises like Applebee's Neighborhood Grill and Bar have made inquiries.

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