

The Essex County IDA mission is to create a viable business environment that will attract compatible and diverse sustainable economic development opportunities focusing on major assets, retention/expansion and attraction projects for public benefit to encourage business development and advance job opportunities, health, general posterity and economic conditions to improve the standard of living and quality of life. We can provide assistance to eligible projects; financing, economic incentives, assistance with local regulatory agencies and building and site location assistance. We can also assist municipalities and businesses with infrastructure development from regulatory requirements to identifying potential funding programs.

## ESSEX COUNTY IDA

Essex County is located in the heart of New York State's Adirondack Park—south of Montreal and north of New York City. New York State's Interstate 87, the major highway between Albany and Canada runs right through the county.

The Adirondack Park is a six-million acre park comprised of both public and private lands and contains the largest protected areas in the continental United States. The Park is home to 130,000 full-time residents and is visited annually by 8 million people.

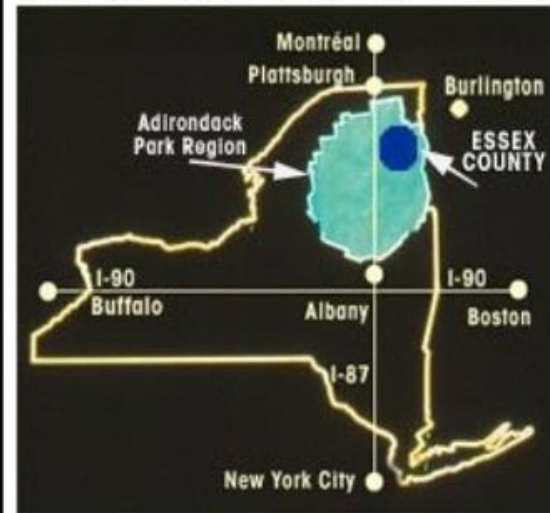
## ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ESSEX  
COUNTY



in the park  
industrial development agency

## NEW YORK STATE



## Essex County IDA & EZ

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*A healthy place to grow a business*

*A healthy place to grow a family*

*A healthy place to be...*




### THE MORIAH BUSINESS PARK

Essex County, New York State



- Located 11 miles to I-87
- Businesses may qualify for Empire Zone program
- Lots 3,4,5 & 6 pre-permitted for immediate construction
- Municipal water and sewer (Town of Moriah) services on-site
- High speed internet access, fiber optics & 3-phase power available at park
- Road infrastructure



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A healthy place to grow a family

A healthy place to





*"Develop a diverse economic base to promote viability and stability for long term sustainability"*

### FINANCING PROGRAMS

**Loan Program:** The loan programs leverage several funding sources allowing business access to an assortment of financing programs. This cooperative approach to financing offers the prospective borrower a single point of contact to which several financing sources may be accessed. Technical assistance is also available.

**Eligible Categories:** Manufacturing (fabrications, assembly, processing, growing, packaging, or other enterprises that involve production of an end product) retail, transportation, utilities, communications, construction trades, wholesale distribution, agriculture, forestry, accommodations, recreation, food & beverage, art/craft and professional services.

### *Bond Financing Program*

*Straight Lease Back Transaction  
PILOT, Payment in Lieu of Taxes*

**Eligible Categories:** Industrial / Manufacturing, Warehouse/Distribution Facilities, Commercial/Retail Facilities/Office Buildings

### Essex County Capital Resource Corporation

The mission of the ECCRC is to encourage community and economic development as well as encourage job creation and retention throughout Essex County by providing lower-cost financing programs to qualified not-for-profit organizations.



## Essex County, located in Adirondack Mountains of Upstate New York



### The Chesterfield Commerce Park Essex County, New York State



- Located 2 miles from I-87
- 90 min. south of Montreal
- 2-hours north of Albany
- 4-Shovel Ready, Pre-Permitted 3-5 acre lots.
- Businesses may qualify for Empire Zone program
- Road infrastructure
- Water, Sewer & Power ON SITE
- Access to skilled workforce
- Financing & Incentive Programs



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A healthy place to be

For more information:  
[www.essexcountyida.com](http://www.essexcountyida.com)  
Tel: 518-873-9114  
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### LOCATION...LOCATION...LOCATION !!!

*The IDA owns and manages 3 business parks:*

**Chesterfield Commerce Park** - The Park offers 9 Shovel Ready, pre-permitted lots. Permitted lots can accommodate up to 40,000 square foot buildings and two or more lots can be combined for larger buildings. Infrastructure on-site includes 3-phase power, municipal water and sewer, telephone and broadband.

The park is located 2 miles off Exit 33.

**Moriah Business Park** - The park offers 6 Shovel Ready, pre-permitted lots. Permitted lots can accommodate up to 10,000 square foot buildings and two or more lots can be combined for larger buildings. Infrastructure on-site includes 3-phase power, municipal water and sewer, telephone and broadband.

The park is located on Plank Road in Mineville.

**Willsboro Commerce Park** - This park is currently under design and is proposed to be a 100 acre park with rail access to at least 4 lots. Lots in the park will be permitted to accommodate larger buildings (up to 150,000 square foot).

The IDA also maintains a large database of private commercial and industrial buildings and sites in

Essex County.

*Essex County IDA,  
a one stop shop for economic development*

### REGULATORY ASSISTANCE

The IDA works with the jurisdictional regulatory agencies to provide permitting assistance to public and private owned lands. The IDA works as the lead representative to ensure project permits are received in a timely manner.

### INFRASTRUCTURE DEVELOPMENT

The IDA can assist municipalities and businesses with access to governing regulatory agencies and requirements and identification of potential funding programs for projects such as municipal water and sewer, broadband infrastructure, etc.

### WORKFORCE DEVELOPMENT

The IDA partners with workforce training providers and programs to ensure employers and employees in Essex County have the available services they need. Assistance includes development of workforce training programs, on the job training funding, and employee recruitment.

