

The Chesterfield Commerce Park



100 Acre Park:

Lots #1, #2 and #3 are 3-5 acre lots, pre-permitted Shovel-Ready for 40,000 sq. ft. multi use buildings

Located 3 miles from NYS I-87 and 17 miles to rail access, 15 miles to Plattsburgh International Airport

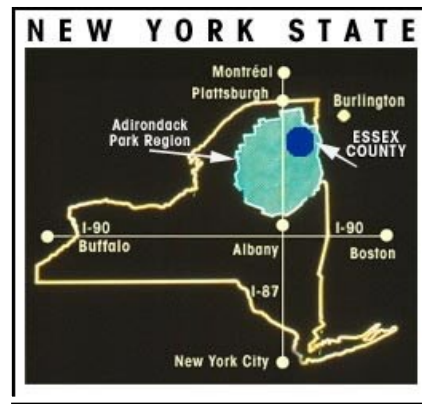
Located 90 minutes south of Montreal, Canada

Municipal water & sewer on site as well as high speed internet access/fiber optics & 3 phase power

Access to a skilled workforce

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.

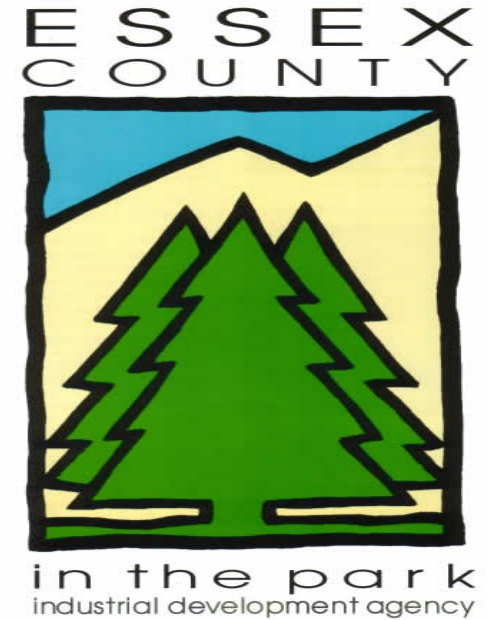
The Adirondack Park is a six-million acre park comprised of both public and private lands and contains the largest protected areas in the continental United States. The Park is home to 130,000 full-time residents and is visited annually by 8 million people.



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ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY



WE ARE HERE TO HELP:

- Finding the right location
- Workforce recruiting and training
- Financing & incentives
- Personal introductions to supportive, local business leaders
- Connections to residential realtors for relocation assistance
- Introducing you to utility providers for your site: telecom, water, electric, natural gas, refuse/recycling
- Navigating local, regional, federal or New York State permit

ONE-STOP shop for economic development

FINANCING PROGRAMS

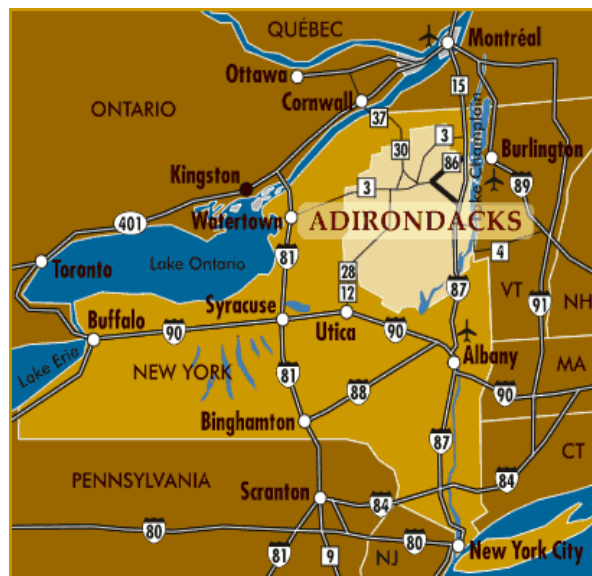
Loan Program: The loan programs leverage several funding sources allowing business access to an assortment of financing programs. **Eligible Categories:** manufacturing (fabrications, assembly, processing, growing, packaging, or other enterprises that involve production of an end product) retail, transportation, utilities, communications, construction trades, wholesale distribution, agriculture, forestry, accommodations, recreation, food & beverage, art/craft and professional services.

Bond Financing Program:

Companies with strong financial positions and proposing projects that create jobs and invest capital in Essex County may be eligible for industrial revenue bond financing. Negotiable, tax-exempt or taxable bonds and notes are available through the IDA to finance acquisition, construction, or reconstruction of manufacturing, warehousing, research, commercial, industrial, and pollution control projects.

Tax Abatement Programs:

Real Property Tax Abatement - apply to the value added by construction or renovation for 10 years once a project is complete. In exchange for the tax abatement, developers make Payments-In-Lieu-Of-Taxes (PILOT) structured by the Essex County IDA with approval by the taxing jurisdictions.



Sales and Use Tax Exemption - Developers can purchase project-related construction materials, equipment, furnishings, and services with an exemption from local and State Sales and Use taxes as an agent of the Essex County IDA.

Mortgage Recording Tax Abatement - Financing need not be provided by the Essex County IDA to be eligible for a Mortgage Recording Tax Exemption on project related financing. Savings are realized when recording mortgage at the Essex County Clerk's Office.



Other Assistance Available....

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. Through a single point of contact you'll find assistance with the recruitment of new employees, on-the-job training, incumbent worker training and customized training programs.