

Madison County Industrial Development Agency

2020 Operations and Accomplishments

Mission Statement

The Madison County Industrial Development Agency's mission is to establish and implement sound economic development strategies in order to enhance the economic vitality of Madison County's businesses, industries, communities, and citizens, leading to an overall better quality of life.

Key to the Agency's mission is the creation and retention of job opportunities, diversification and strengthening of Madison County's economic base, and developing the local economy in a planned, organized, and environmentally compatible manner.

Accomplishments

Despite the disruption of the Covid-19 pandemic, the organization was able to show many accomplishments and to prove its resiliency during these unprecedented times.

- The Madison County IDA assisted 3 business during the calendar year.
 - Harden Plaza, LLC, with support from the City of Oneida, Oneida CSD, and County.
 - Redevelopment of the property from a former warehouse into housing and commercial space.
 - 28 luxury apartments (1-2 bedrooms on upper 3 floors.
 - \$3,800,000 capital investment and 3 new full-time jobs to be created.
 - 10-year PILOT has not closed yet; just sales tax abatement in 2020.
 - 33 Rippleton LLC
 - New ownership and upgrades to the former Empire Farmstead Brewing Company
 - Facility changes, upgrades, and utility work completed.
 - Requested PILOT for Empire Farmstead Brewing Co remaining term (benefit is still yet to be approved by the IDA Board of Directors)
 - \$3,700,000 capital investment and 40 full time equivalent jobs within 2-years of opening.
 - Sales tax abatement is the only benefit extended in 2020.
 - Superior Metals Manufacturing
 - Subsidiary of Consolidated Precision Products Corp (CPP has an existing facility in Chittenango, NY).
 - Construction of 137,000 sq. ft. of manufacturing, warehouse, and educational space.
 - \$56,000,000 investment and 84 full time employees

- 15-year PILOT for advanced manufacturing, sales tax abatement, and mortgage recording tax benefits.
- The IDA promoted Madison County's business parks at the local and national level.
 - The recruitment of Green Empire Farms has allowed us to fulfill a commitment of over 10-years to help develop the Elm Street Business Park, extend public infrastructure to this development site, and create more opportunities for additional business recruitment and growth.
 - This has allowed us to further our mission to strengthen economic conditions in Madison County and Central New York.
 - We continue to work with Madison County to develop the Agriculture and Renewable Energy Park (ARE Park).
 - Worked with the Town of Lincoln Planning Commission on appropriate businesses and industries to target as future tenants of the ARE Park.
 - Worked with the Department of Solid Waste on the re-issuance of an RFP for a "plastic and tire to energy" type business who can utilize these waste streams and create energy or other value-added products.
 - Madison County is in the process of establishing a new local water district for the Hamlet of Clockville, utilizing the water line that was built for the ARE Park, making clean and affordable water available to residents and future businesses within the water district.
- Achieved internal efficiency; 100% of all applications for financial assistance were received and addressed in a timely fashion.
- Ongoing communication with local start-ups, existing companies, new prospects, along with state and national leads to market existing sites and buildings within the County.
- Maintained IDA website; made improvements and updates as needed.
- Attended the vast majority of monthly Board of Supervisor's meetings and some committee meetings throughout the year as my schedule allowed and when economic development topics were on the agenda.
- No CFA funding was made available in 2021 (due to the pandemic and uncertainty of state and federal finances).
- Staff has continued to meet at least quarterly with the Board Chairman, Planning Committee and Workforce Development Board representatives throughout the year.
- Served on County RLF committees and partnered with CNYRPD and GSBDC.
- Worked with CRC and GFC to further their missions and goals.
- Active participant of many economic development organizations: board member of the CNY REDC and the Agriculture Committee, Re-Imagine the Canal developer selection committee, Grow-NY advisory committee, and Treasurer of the NYSEDC, among others.
- Recognition of IDA projects in the local press for projects and grant awards for local and regional projects.
- Worked to remain in compliance with current obligations and responsibilities associated with ongoing projects and programs.
- Achieved goals set out for the year as prescribed by the IDA Board of Directors.

- Continued to work with new and existing companies in applying for grant and tax assistance through local, state, and federal agencies.
- Financial statements were audited, and auditors found no deficiencies.
- Worked with SUNY Morrisville on the Start-Up NY program to ensure qualified prospects are aware of opportunities and incentives.