

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PROJECT APPROVAL POLICY

I. STATEMENT OF PURPOSE.

The Orange County Industrial Development Agency (“*Agency*”) has adopted this Project Approval Policy (the “*Policy*”) in accordance with Section 859-a (5) of the New York State General Municipal Law. This Policy shall be consistent with and in compliance with the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “*Enabling Act*”) and Chapter 390 of the Laws of 1972 of the State of New York, as amended from time to time (said Chapter and the Enabling Act being hereinafter collectively referred to as the “*Act*”), and any other applicable law. A version of this policy previously appeared within the Agency's uniform tax exemption policy.

II. PROJECT APPROVAL.

Projects for consideration hereunder shall comply with the Act. Each of the following must occur *prior* to the adoption of a resolution approving the grant of financial assistance for a project:

1. Project Assessment

The members shall assess all material information included in connection with the application for financial assistance (the “*Application*”) submitted by or on behalf of the company seeking such financial assistance (the “*Company*”) in order to afford a reasonable basis for the decision by the Agency to provide financial assistance for a proposed project (the “*Assessment*”).

As one part of their Assessment, the members shall consider the following:

- (a) the extent to which a project will create or retain permanent full-time equivalent private sector jobs, including the number of jobs, the quality of and salary for such jobs and any related benefits (healthcare and retirement, for example);
- (b) the extent to which the project will provide onsite child daycare facilities
- (c) whether the project falls within one of the identified priority industries and/or the North American Industry Classification System (“*NAICS*”) sectors, and to what extent does the project meet the considerations for each, all as set forth in Exhibit “A” attached hereto.
- (d) the estimated value of any tax exemptions and abatements to be provided;

- (e) the impact of a proposed project on existing and proposed businesses and economic development projects in the vicinity;
- (f) the amount of private sector investment generated or likely to be generated by the proposed project;
- (g) the demonstrated public support for the proposed project;
- (h) the effect of the proposed project on the environment;
- (i) use of LEED/renewable resources or other green technology/infrastructure;
- (j) the extent to which the proposed project will require the provision of additional services, including, but not limited to additional educational, transportation, police, emergency, medical or fire services;
- (k) the likelihood of the proposed Project being completed in a timely fashion;
- (l) the extent to which the proposed project will provide additional sources of revenue for municipalities and school district;
- (m) other public and community benefits that might occur as a result of the proposed Project; and
- (n) consider the Cost-Benefit Analysis (as set forth below).

No one factor qualifies a project for approval or conferral of any specific financial assistance. It is up to the Agency, in its sole and absolute discretion, to review, analyze and weigh all factors and policy initiatives when considering projects for approval.

2. Cost-Benefit Analysis:

The members shall prepare, or cause to be prepared, a written cost-benefit analysis, including a ratio of abatement to new community investment (the “***Cost-Benefit Analysis***”). The board shall consider the Cost-Benefit Analysis when determining if a project is eligible for financial assistance.

Adopted: _____, 2025

Effective: Immediately

EXHIBIT "A"
PRIORITY INDUSTRIES AND NAICS SECTORS

Manufacturing, High Tech

1. Wage rates (as compared to median wage for area and within industry)
2. Regional wealth creation
3. Regional purchases (% of overall purchases)
4. Research and development activities
5. Investments in energy efficiency
6. Location, land use, including use of brownfields or locally designated development areas
7. Support of existing local businesses
8. Use of LEED/renewable resources
9. Retention/flight risk
10. North American Industry Classification System (NAICS) Sectors:

Sector #	Description
22	Utilities
31-33	Manufacturing
51	Information

Professional Services, Back Office, Data, Call Centers

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside area)
3. Regional purchases (% of purchases from local vendors)
4. Support of local business
5. Retention/flight risk
6. Use of LEED/renewable resources
7. North American Industry Classification System (NAICS) Sectors:

Sector #	Description
52	Finance and Insurance
54	Professional, Scientific & Technical Services
55	Management of Companies & Enterprises
61	Educational Services
62	Health Care & Social Assistance
81	Other Services

Adaptive Reuse, Community Development

1. Location within distressed census tract
2. Age of structure
3. Elimination of slum and blight
4. Building or facility vacancy
5. Redevelopment supports local community development plan
6. Environmental or safety issues
7. Use of LEED/renewable resources
8. Building or site has historic designation
9. Site or structure has delinquent property or other local taxes
10. Ability to obtain conventional financing

Tourism

1. Meets all requirements of General Municipal Law Section 862
2. Impact on existing businesses
3. Proximity to and/or support of regional tourism attractions/facilities
4. Support of local official(s), convention visitor's bureau
5. Regional purchases, support of local vendors
6. Use of LEED/renewable resources
7. Generation of additional local revenues (such as room occupancy taxes)
8. Regional wealth creation
9. North American Industry Classification System (NAICS) Sectors:

Sector #	Description
71	Arts, Entertainment & Recreation

Housing

1. Alignment with local planning and development efforts
2. Impact on existing businesses
3. Wealth creation
4. Elimination of blight
5. Redevelopment supports local housing need
6. Use of LEED/renewable resources
7. Location promotes walkable community areas