Livingston County Industrial Development Agency
Project Evaluation Criteria Policy

Approved July 8, 2016

It is policy of LIVINGSTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "Agency"), in accordance with Section 859-a(5) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), to ensure that the criteria for the evaluation and selection of projects for each type of project for which financial assistance is requested is uniformly applied.

Project Approval:
All Agency projects, in order to obtain financial assistance from the Agency, must satisfy the following:

1. Delivery of a fully executed application for financial assistance on the Agency's approved form (the "Application");

2. Assessment of all material information included in the Application and in connection with the Application, as necessary to afford a reasonable basis for the decision by the Agency to provide such assistance;

3. Preparation of a written cost benefit analysis (the "Cost Benefit Analysis"), identifying the following:

    a. the retention or creation of permanent, private sector jobs attributable to the project;
    b. the estimated value of the tax exemptions provided;
    c. the amount of private sector investment likely to be generated by the project;
    d. the likelihood of accomplishing the project in a timely fashion;
    e. the extent to which the project will provide additional sources of revenue for municipalities and school districts; and
    f. any other public benefits that might occur as a result of the project;

4. If the project involves the removal or abandonment of a facility or plant within the State of New York, notification by the Agency to the chief executive officer of the municipality or municipalities in which the facility or plant was located; and

5. Application of the criteria in this Policy in evaluating each project.

Project Types and Evaluation Criteria:
Below is a list of various project types and the criteria by which projects will be evaluated by the Agency. The Agency, in its discretion, shall evaluate each project based on the totality of applicable factors, taking into account the total economic impact, and no one factor may be determinative. In any case where a project may be categorized by more than one type listed

below, the evaluative criteria for each applicable project type should be applied to the applicable component of the project.

1) Manufacturing/Warehousing/Distribution Projects

   a. For Manufacturing/Warehousing/Distribution Projects, the Agency should consider the following criteria, as applicable:

      i. The information provided in the Cost Benefit Analysis;
      ii. The capital investment being made by the applicant;
      iii. The impact, if any, from local labor construction for the project;
      iv. Wage rates (above median wage for the area);
      v. Regional wealth creation (percent of sales or customers from outside the area);
      vi. In region purchases (percentage of overall purchases for project);
      vii. Research and development;
      viii. Investments in energy efficiency;
      ix. Land use factors; and
      x. Retention/flight risk of applicant.

2) Agricultural/Food Processing Projects

   a. For Agricultural/Food Processing Projects, the Agency should consider the following criteria, as applicable:

      i. The information provided in the Cost Benefit Analysis;
      ii. The capital investment being made by the applicant;
      iii. The impact, if any, from local labor construction for the project;
      iv. Wage rates (above median wage for the area);
      v. Regional wealth creation (percent of sales or customers from outside the area);
      vi. In region purchases (percentage of overall purchases for project);
      vii. Research and development;
      viii. Investments in energy efficiency;
      ix. Land use factors
      x. Retention/flight risk of applicant

3) Adaptive Reuse/Community Development Projects

   a. For Adaptive Reuse/Community Development Projects, the Agency should consider the following criteria, as applicable:

      i. The information provided in the Cost Benefit Analysis;
      ii. The capital investment being made by the applicant;
      iii. The impact, if any, from local labor construction for the project;
      iv. Increased property value of the project site;

v. Increased revenue, if any, to local taxing jurisdiction;
vi. Distressed census tracts;
vii. Age of structure, designation as historic site;
viii. Elimination of slum or blight;
ix. Vacancy of sight;
x. LEED/Renewable resources;
xi. Alignment with local planning and development efforts;
xii. Site has delinquent taxes;
xiii. Project/developer's return on investment;
xiv. Impediments to conventionally finance project.

4) Tourism Projects

a. For Tourism Projects, the Agency should consider the following criteria, as applicable:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Regional wealth creation (percent of sales or customers from outside the area);
v. Increased revenue, if any, to local taxing jurisdictions;
vi. Market/Feasibility Study;
vii. Proximity/support of regional tourism attractions;
viii. Local official(s) support;
ix. In region purchases, support of local vendors;
x. Sales taxes, hotel taxes and other tax revenues to be generated at the Facility;
xi. LEED/Renewable resources.

5) Other Retail Projects

a. For Other Retail Projects, the Agency should consider the following criteria:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Regional wealth creation (percent of sales or customers from outside the area);
v. Increased revenue, if any, to local taxing jurisdictions;
vi. The applicable exemption to the retail restriction under the Act;
vii. Market Study (for goods or services not readily available);
viii. Distressed census tracts;
ix. Urban or town center location;
x. Elimination of slum or blight;
xi. Alignment with local planning and development efforts;

xii. Sales taxes and other tax revenues to be generated at the Facility.

6) Back Office/Data or Call Center Projects

a. For Back Office/Data or Call Center Projects, the Agency should consider the following criteria, as applicable:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Wage rates (above median wage for area);
v. Regional wealth creation (percent of sales or customers from outside the area);
vi. In region purchases (percentage of overall purchases for project);
vii. Supports local business or cluster;
viii. Retention/flight risk of applicant; and
ix. LEED/Renewable resources.

7) Energy Production Projects

a. For Energy Production Projects, the Agency should consider the following criteria, as applicable:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Wage rates (above median wage for area);
v. In region purchases (percentage of overall purchases for project);
vi. Advances renewable energy production/transmission goals;
vii. How the project advances renewable energy production/transmission goals; and
viii. The need being met for the municipality and/or region.

8) Affordable Housing Projects

a. For Affordable Housing Projects, the Agency should consider the following criteria:

i. The information provided in the Cost Benefit Analysis;
ii. The impact, if any, from local labor construction for the project;
iii. The number of residents at or below median income for community;
iv. Market/Feasibility study;
v. Distressed census tract;
vi. Alignment with local planning and development efforts;
vii. Located in areas that have inadequate affordable housing supply;
viii. Urban or town center location;

ix. Local official(s) support;
x. Project/developer's return on investment;
xi. Impediments to conventionally finance project.

9) Senior Housing Projects

a. For Senior Housing Projects, the Agency should consider the following criteria:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. The number of residents at or below median income for community;
v. Market/Feasibility study;
vi. Distressed census tract;
vii. Alignment with local planning and development efforts;
viii. Urban or town center location;
ix. Local official(s) support;
x. Located in areas that serve below median income seniors;
xi. Project/developer's return on investment;
xii. Project promotes walkable community areas;
xiii. Impediments to conventionally finance project; and
xiv. Project provides specific senior amenities.

10) Market Rate Housing Projects

a. For Market Rate Housing Projects, the Agency should consider the following criteria:

i. The information provided in the Cost Benefit Analysis;
ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Market/Feasibility study;
v. Distressed census tract;
vi. Alignment with local planning and development efforts;
vii. Urban or town center location;
viii. Local official(s) support;
ix. Located in areas that have inadequate housing supply;
x. Project/developer's return on investment;
xi. Project promotes transit oriented or walkable community areas; and
xii. Impediments to conventionally finance project

11) Other Projects

a. For Other Projects, the Agency should consider the following criteria:

i. The information provided in the Cost Benefit Analysis;

ii. The capital investment being made by the applicant;
iii. The impact, if any, from local labor construction for the project;
iv. Alignment with local planning and development efforts;
v. Other factors as determined by the Agency to be relevant to the project.