

PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY

UNIFORM EVALUATION & SELECTION POLICY

SECTION 1. PURPOSE AND JUSTIFICATION. (A) The purpose of this Policy is to provide the uniform criteria to be utilized by the Putnam County Industrial Development Agency (the “Agency”) to evaluate and select projects from each category of eligible projects for which the Agency can provide financial assistance.

(B) The Agency was created pursuant to Article 18-A of the General Municipal Law and Title 2 of Article 18-A the General Municipal Law (collectively, the “Act”) for the purpose of promoting employment opportunities for, and the general prosperity and economic welfare of, residents of Putnam County (the “County”) and the State of New York (the “State”). Under the Act, the Agency was created in order to advance the job opportunities, health, general prosperity, and economic welfare of the residents of the County and of the State.

(C) Chapter 563 of the Laws of 2015, effective June 15, 2016 (the “Reform Legislation”), requires each industrial development agency to adopt an assessment of all material information included in connection with an application for financial assistance, as necessary to afford a reasonable basis for the decision by an industrial development agency to provide financial assistance for a project.

SECTION 2. ELIGIBLE PROJECT CATEGORIES. The Agency may provide financial assistance to any “project,” as defined in Section 854 of the Act. (See Appendix A for NYSED Best Practice Recommendations Project Type Matrix Required State Criteria, Material Terms & Evaluative Criteria)

SECTION 3. UNIFORM CRITERIA. (A) The following general uniform criteria will apply to all categories of eligible projects: (1) Extent to which a project will create or retain jobs; (2) Estimated value of tax exemptions; (3) Amount of private sector investment; (4) Likelihood of project being accomplished in a timely fashion; (5) Extent of new revenue provided to local taxing jurisdictions; (6) Any additional public benefits; and (7) Local labor construction jobs.

(B) The following additional criteria may apply to warehousing and research projects: (1) wage rates (above median for County); (2) in County purchases (% of purchases from local vendors); (3) supports local businesses or clusters; (4) retention or flight risk; and (5) provides capacity to meet County demand or shortage.

(C) The following additional criteria may apply to commercial projects: (1) regional wealth creation (% of sales/customers outside of the County); (2) located in a highly distressed census tract; (3) alignment with local planning and development efforts; (4) promotes walkable community areas; (5) elimination or reduction in blight; (6) proximity/support of regional tourism attractions/facilities; (7) local or County official support; (8) building or site has historic designation; and (9) provides brownfield remediation.

SECTION 4: REMOVAL OR ABANDONMENT. If the proposed project involves the removal or abandonment of a facility or plant within the state, the Agency will notify the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

SECTION 5. EFFECTIVE DATE. This policy shall be effective with respect to any project undertaken by the Agency after the date of approval of this Policy.

Putnam County IDA

Adopted at the November 18, 2025 Board Meeting

APPENDIX A
NYSEDC BEST PRACTICE RECOMMENDATIONS PROJECT TYPE
MATRIX REQUIRED STATE CRITERIA, MATERIAL TERMS & EVALUATIVE
CRITERIA

NYSEDC Best Practice Recommendations Project Type Matrix

Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
<ol style="list-style-type: none"> Extent to which a project will create or retain permanent jobs Estimated value of tax exemptions Amount of private sector investment Likelihood of project being accomplished in a timely fashion Extent of new revenue provided to local taxing jurisdictions Any other misc. public benefits 	<u>Manufacturing, Warehouse, Distribution</u>	<ol style="list-style-type: none"> Create or Retain Jobs Private Sector Investment Local Labor Construction Wage Rates above Median Wage for Area 	<ol style="list-style-type: none"> Wage Rates (above Median Wage for Area) Regional Wealth Creation (% Sales/Customers Outside Area) In Region Purchases (% of overall Purchases) Research and Development Activities Investments in Energy Efficiency Locational Land Use Factors, Brownfields or Locally Designated Development Areas LEED/Renewable Resources Retention/Flight Risk
	<u>Agricultural, Food Processing</u>	<ol style="list-style-type: none"> Create or Retain Jobs Private Sector Investment Local Labor Construction Wage Rates above Median Wage for Area 	<ol style="list-style-type: none"> Wage Rates (above Median Wage for Area) Regional Wealth Creation (% Sales/Customers Outside Area) In Region Purchases (% of overall Purchases, from Local Growers) Research and Development Activities Investments in Energy Efficiency Locational Land Use Factors, Proximity to Local Ag. Production LEED/Renewable Resources Retention/Flight Risk

NYSEDC Best Practice Recommendations Project Type Matrix

Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
<ol style="list-style-type: none"> Extent to which a project will create or retain permanent jobs Estimated value of tax exemptions Amount of private sector investment Likelihood of project being accomplished in a timely fashion Extent of new revenue provided to local taxing jurisdictions Any other misc. public benefits 	<u>Adaptive Reuse, Community Development</u>	<ol style="list-style-type: none"> Private Sector Investment Retain or Create Jobs (if applicable) Local Labor Construction Increased Property Value Increased Revenue to Local Taxing Jurisdictions 	<ol style="list-style-type: none"> Distressed Census Tracts Age of Structure Elimination of Slum and Blight Building or Facility Vacancy Redevelopment Supports Local Community Development Plan Environmental or Safety Issues LEED/Renewable Resources Building or site has Historic designation Site or Structure has delinquent Property or other local Taxes Project/Developer's Return on Investment Impediments to Conventionally Finance Project
	<u>Tourism</u>	<ol style="list-style-type: none"> Private Sector Investment Create or Retain Jobs (if applicable) Local Labor Construction Regional Wealth Creation (% Sales/Customers Outside Area) 	<ol style="list-style-type: none"> Market Study (Document Demand and Impact on Existing Operators) Regional Wealth Creation Proximity/Support of Regional Tourism Attractions/Facilities Local Official(s), Convention Visitors Bureau Support In Region Purchases, Support of Local Vendors LEED/Renewable Resources Generation of Local Revenues (i.e. Hotel Bed Taxes)

NYSEDC Best Practice Recommendations Project Type Matrix

Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
<ol style="list-style-type: none"> Extent to which a project will create or retain permanent jobs Estimated value of tax exemptions Amount of private sector investment Likelihood of project being accomplished in a timely fashion Extent of new revenue provided to local taxing jurisdictions Any other misc. public benefits 	<u>Retail</u>	<ol style="list-style-type: none"> Private Sector Investment Create or Retain Jobs (if applicable) Local Labor Construction Regional Wealth Creation (% Sales/Customers Outside Area) 	<ol style="list-style-type: none"> Market Study/Goods or Services Not Readily Available, Impact on Existing Businesses (Municipal CEO approval) Regional Wealth Creation Highly Distressed Census Tracts Urban or Town Center Location Elimination of Slum and Blight Alignment with Local Planning and Development Efforts
	<u>Back Office, Data, Call Centers</u>	<ol style="list-style-type: none"> Private Sector Investment Create or Retain Jobs (if applicable) Local Labor Construction Wage Rates above Median Wage for Area 	<ol style="list-style-type: none"> Wage Rates (above Median Wage for Area) Regional Wealth Creation (% Sales/Customers Outside Area) In Region Purchases (% of Purchases from Local Vendors) Supports Local Business or Cluster Retention/Flight Risk LEED/Renewable Resources

NYSEDC Best Practice Recommendations Project Type Matrix

Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
<ol style="list-style-type: none"> Extent to which a project will create or retain permanent jobs Estimated value of tax exemptions Amount of private sector investment Likelihood of project being accomplished in a timely fashion Extent of new revenue provided to local taxing jurisdictions Any other misc. public benefits 	<u>Energy Production</u>	<ol style="list-style-type: none"> Private Sector Investment Create or Retain Jobs (if applicable) Local Labor Construction Wage Rates above Median Wage for Area 	<ol style="list-style-type: none"> Wage Rates (above Median Wage for Area) In Region Purchases (% of Overall Purchases, Local Construction Jobs/Suppliers) Advances Renewable Energy Production/Transmission Goals Provides Capacity or Transmission to Meet Local Demand or Shortage
	<u>Market Rate Senior Housing</u>	<ol style="list-style-type: none"> Private Sector Investment Create or Retain Jobs (if applicable) Local Labor Construction Senior Residents at or Below Median Income for Community 	<ol style="list-style-type: none"> Market Study (Document Need and Impact on Existing Facilities) Highly Distressed Census Tract Alignment with Local Planning and Development Efforts Urban, Town/Village Center Location Local Official(s) Support Located in Areas that Serve Below Median Income Seniors Facility Promotes Walkable Community Areas Review of Project/Developer's Return on Investment Ability to Conventionally Finance Provides Specific Senior Amenities (Community Rooms, Health Services etc.) Senior Residents at or Below Median Income for Community

NYSEDC Best Practice Recommendations Project Type Matrix

Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
<ol style="list-style-type: none"> 1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits 	<u>Commercial Housing</u>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 	<ol style="list-style-type: none"> 1. Market Study (Document Unmet Need and Impact on Existing Facilities) 2. Highly Distressed Census Tracts 3. Alignment with Local Planning and Development Efforts 4. Urban or Town/Village Center Location 5. Local Official(s) Support 6. Located in Areas that have Inadequate Housing Supply 7. Facility Promotes Transit Oriented or Walkable Community Areas 8. Review of Project/Developer's Return on Investment 9. Impediments to Ability to Conventionally Finance Project

* **The suggested Material Terms and Evaluative Criteria are not meant to be adopted in their entirety as a best practice, but rather as a list from which an IDA could choose from. Each IDA should consider its own local economic development environment, strategy and objectives when reviewing and determining its Material Terms and Evaluative Criteria.**