

VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY

Policy Statement on Community Benefits

This document describes policies and practices that the Port Chester Industrial Development Agency (PCIDA) has adopted to promote economic development in the Village of Port Chester in a manner that generates the greatest possible benefit to local taxpayers.

Guiding Principles

Port Chester First. PCIDA strongly encourages all recipients of IDA assistance to purchase goods and services from Port Chester businesses and to provide employment opportunities for Port Chester residents.

Transparency. Prior to providing financial assistance to any project, PCIDA provides opportunities for the community to review available project information and to provide input regarding the potential local impacts and benefits.

- PCIDA will advocate for local hiring

Applicants for financial assistance from PCIDA must submit detailed information regarding the expected number of jobs to be retained or created, the estimated salaries and fringe benefits for employees, and the estimated number of residents in the Mid-Hudson Economic Development Region that will be employed.¹

PCIDA gives favorable consideration to efforts to utilize local vendors, suppliers and service providers, but given the relatively small size of the labor pool in the Village of Port Chester, it does not require applicants to hire a specific number of Village residents. One of the advantages of locating in Port Chester is the easy access to major interstates and public transportation which enables businesses to attract the best talent from throughout the New York metropolitan area.

PCIDA promotes outreach to local workers and contractors. Successful applicants for IDA assistance are required to post a detailed description of the jobs that will be created by the project, including information on the number, type and duration of construction positions. Contact information for the applicant's representative who will be responsible and accountable for managing the bidding and award of contracts is also posted on the PCIDA website.

¹ The region was established pursuant to Section 230 of New York State Economic Development Law. It includes seven counties: Sullivan, Ulster, Dutchess, Orange, Putnam, Rockland and Westchester.

Applicants and their contractors are also required to provide PCIDA with records of the local vendors, material suppliers, contractors and professional service providers with whom they have contracted.

- PCIDA will support worker training programs

Successful applicants for IDA assistance are required by state law to list new employment opportunities with the New York State Department of Labor and to first consider employing individuals referred by federal job training partnership act or workforce investment act programs.

PCIDA supports local efforts to create pre-apprenticeship programs that give disadvantaged individuals training and exposure to various trades and that offer opportunities for advancement into state-registered apprenticeship training programs.

- PCIDA will ensure worker protections are in place

PCIDA requires all applicants to provide certificates of authorization to do business in the State of New York and copies of current certificates of NYS Workers' Compensation Insurance, NYS Disability Insurance, General Liability Insurance and proof of current OSHA training certification for all contractors and their employees performing work on the site.

PCIDA reserves the right to modify or recapture the financial assistance provided to projects if the applicant or its contractors violate state laws, including those related to environmental quality, worker safety, employment fraud, and wage theft.

- PCIDA will evaluate and prioritize proposed community benefits when considering applications for financial assistance

The PCIDA provides financial assistance to private entities to mitigate the costs associated with creating and expanding employment opportunities in the Village of Port Chester. In most cases, the amount of financial assistance provided by PCIDA is relatively small compared to the total amount invested by the applicant. The amount of assistance provided to recipients of sales and use tax exemptions and mortgage recording tax exemptions, for example, typically represents less than five (5) percent of the total capital invested by the applicant.

In situations where the applicant is seeking more significant amounts of financial assistance through real property tax relief, PCIDA will closely analyze the proposed community benefits. Examples of proposals that may be considered include, but are not limited to:

- commitments to employ local contractors and professionals,

- participation in apprenticeship programs registered with the New York State Department of Labor,
- provision of workforce housing and affordable rental units,
- funding to mitigate potential local impacts on the environment, mobility, school enrollment, etc.

It is important to note that PCIDA cannot authorize financial assistance for any project until the environmental review required under the State Environmental Quality Review Act (SEQRA) has been completed.

- PCIDA will actively monitor IDA-assisted projects to identify and address any deficiencies

PCIDA files an annual report with the New York State Comptroller that provides information on its activities and employment data for projects that have received financial assistance. In addition, project performance is monitored throughout the year by the PCIDA and Village staff through personal contacts and site visits.

PCIDA has the right to suspend, discontinue and/or recapture any financial assistance granted to a project and it can modify or terminate payment in lieu of tax (PILOT) agreements when there are significant uncured defaults or violations of material terms of its agreements with the project sponsors.

Under its Project Recapture and Termination Policy, PCIDA may also pursue recapture of financial assistance when the project sponsor fails to achieve the goals identified as material factors by PCIDA at the time that the financial assistance was approved. “Material Factors” generally include, but are not limited to, the number of net new permanent jobs or the dollar value of net new investment. Agreements can also be negotiated that reduce the real property tax abatement if the number of public school students generated by a project exceeds the amount forecast or there is a significant change in the use of the property.

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