



## **Annual Report 2018**

**By Edward Bartholomew, President & CEO EDC Warren  
County**

### **EDC Building Momentum**

**Through key initiatives and corroborations, EDC Warren County continues our mission of going forward in 2019 as the County's primary and full time advocate for sustainable economic development. EDC is most appreciative of support from Warren County and municipalities, the private sector, other key stakeholders, our federal legislators; US Senators Schumer, Gillibrand, Congressperson Stefanik and state legislators; Senator Little, Assemblyman Stec.**

## Examples of EDC's key planning and initiative Undertaken by EDC in 2018

**\*preparation of two application and advocacy to Governor Cuomo for his recommendation and subsequent approval by the US Department of Treasury's designation for two Warren County communities as federal opportunity zones: Town of Johnsbury-North Creek and the western portion of the City of Glens Falls. These two opportunity zones are designed to spur economic development by providing certain tax benefits (capital tax gain deferral to investors). EDC this year will undertake efforts with investors, financial institutions, developers to encourage investment in Glens Falls and North Creek with projects such as lodging, hotel, retail and mixed use projects, affordable housing and other potential projects.**

**\*Further EDC planning involving the completion of Pathway Corridor study – updated traffic study along the (exit 20, route 9, 149 corridor) will be moving to the next phase of examining potential funding for proposed improvements to this corridor.**

**\*EDC Warren County assisted in a number of Warren County public and private funding applications and support through the New York State CFA process which resulted in a number of successful grant announcements December 2018 totaling \$5.5 M. A major focus by EDC and County in this 2018 CFA funding was the environmental efforts toward protecting the waters of Lake George and surrounding lakes and streams through further improvements of waste water treatment plants, reduction roadway salt into the lakes and stream. EDC recognizes the importance and the priority for further state and any potential federal funding to assist the Village of Lake George in replacing the current and aging Lake George waste water treatment plant. EDC President Ed Bartholomew will be providing testimony at the Joint Budget Hearing on Economic Development regarding the positive economic development of Lake George and the need for further state funding for a new waste water treatment facility.**

**\*EDC continuing to provide opportunities for residents and Glens Falls and Warren County with the first time home buyers with completing in 2018 a total of 15 new**

houses being converted into 15 for first time homebuyers. EDC applied for another round of funding in 2018 and received word end of January recipient of funding sufficient for 12 new recipients for first time Homebuyers.

\*EDC finishing it \$99,000 NYS Attorney General Zombie grant is preparing a new application for another round of funding.

EDC Warren County undertook the initial planning and application process for the successful \$10M Gens Falls Downtown Revitalization Initiative (DRI) and is now spearheading the DRI administration and implementation process. In 2018 the first DRI project in the State was celebrated with the opening of the innovative SUNY Adirondack Culinary Institute at the \$28 M mixed use complex on Hudson Avenue as developed by Sonny Bonacio and David Buicko.

Demolition is expected of former OTB building, juicy jar, along with preparation of FRQ for redevelopment of 45 South 36 Elm and former farmer market site.

As result of Governor's Cuomo's innovative urban policies the Downtown Revitalization Initiative(DRI) 2019 will see progress in the redevelopment and creation of revitalized, re-energized South Street with the private rehabilitation of two existing buildings, commencement of the new "Market Square" home for a year market , and development of new mixed use building.

\*Another key area that EDC has worked with area officials for a considerable period of time was the efforts to improve infrastructure –sewer extension along Main Street/Exit 18, Queensbury Glens Falls corridor which is now realizing significant. At Exit 18 this long awaited sewer extension was completed in 2018 enabling businesses and industrial areas to expand including Carey Business Park housing the 116,000 SF former Native Textile facility with new ownership along with an new tenant (AngioDynamics) for approximately 20,000 SF. Other business located in this area include g Alltek Energy, SkyZone, Rocksport Rock Climbing, and Hudson Headwaters West Mountain Health Center expansion

At exit 18 the new Holiday Inn Express will be joined with the Fairfield Inn and suites (Marriott) now under construction At Exit 19 Hilton's Home2Suites opened in 2018.

EDC in 2019 will continue to be supportive of Warren County's tourism efforts. NYS economic impact report for 2017 indicated that tourism is an important component of the Adirondacks (including Warren County); an \$1,48 B industry with Warren county representing 42% of the region's sales with nearly \$ 606 M in direct spending along labor income including direct/indirect impacts of \$298millions. In 2019 there needs to be a focus on an important element of tourism improving adequate housing for workers in the Lake George region.

Greater access for affordable housing choices is an important 2019 objective to be undertaken within Warren County together with working with area communities, NYS Housing Community Renewal (NYS HCR) and potential developers for construction of affordable housing units.

Additionally in 2019 much work remains for the development of cell and broadband coverage in the rural areas of Warren County. This lack of cell/broadband access severely business opportunities and is a major deterrent to the economy of the County. EDC will be seeking financial support from our federal and state legislators, respective agencies and cell/broadband providers.

Finally, the low unemployment rate and the lack of available labor, and skilled workforce in our county must be addressed on multiple level with our business community, NYS and US Department of Labor, Workforce Development agencies, other stakeholders, area schools and SUNY @Adirondack.

EDC will continue to work with existing businesses in efforts to assist in the retention and expansion of their businesses (large or small) This role can take the form of direct business assistance via grants or low interest loans, working with area lending institutions or can involve capacity building such as infrastructure planning and implementation for water, sewer, electric, gas,

roads, transportation assets and high speed broadband – all required to attract and retain businesses and jobs.

At EDC Warren County we strongly believe that momentum continues from 2018 to build and we remain very optimistic that Warren County will be trending in the right direction in 2019.