

# **TOWN OF MOUNT PLEASANT INDUSTRIAL DEVELOPMENT AGENCY OPERATIONS & ACCOMPLISHMENTS REPORT**

**As of December 31, 2017**

## **Introduction**

Pursuant to Chapter 506 of the Laws of 2009, known as the Public Authorities Reform Act of 2009 (“PARA”), which added a new Section 2824-a in Public Authorities Law (“PAL”) of the State of New York (the “State”), state and local public authorities are required to develop and adopt a mission statement and related performance measures to assist the authority determine how well it is carrying out its mission. For local authorities, as defined within PAL Section 2, this Mission Statement and the related Performance Measures are to be filed with the New York State Authority Budget Office (“ABO”).

TOWN OF MOUNT PLEASANT INDUSTRIAL DEVELOPMENT AGENCY (hereinafter called the “Agency”) is established as a public benefit corporation of the State for the benefit of the Town of Mount Pleasant (the “Town”) pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 632 of the Laws of 1980 of the State of New York, as amended (hereinafter collectively called the “Act”) and constitutes a “Local Authority” as defined by PAL Section 2 and therefore is subject to the transparency, compliance and reporting requirements established pursuant to PARA and the Public Authorities Accountability Act of 2005 (“PAAA”).

Pursuant to the Act, the purposes of the Agency shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities including certain defined facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living. In furtherance of these purposes, the Agency is vested with powers as contained within the Act.

In furtherance of the Agency’s charitable purposes, the Agency’s powers include, but are not limited to: fostering the creation, retention and expansion of jobs and economic opportunities, executing and issuing negotiable bonds, and entering into covenants and agreements and otherwise carry out its corporate purposes.

This document is being presented as the Annual Operations and Accomplishments Report for the Town of Mount Pleasant Industrial Development Agency for the fiscal year ended December 31, 2017 in compliance with the New York State Public Authorities Accountability Act and the 2009 Public Authorities Reform Act. The goal of this report is to provide a written assessment and summary review of the Agency’s operations and accomplishments during the fiscal year ended December 31, 2017.

In addition to the continuation of normal business operations and required compliance tasks, the Agency benefitted several major projects in the Town throughout the year.

The first project was an inducement to PepsiCo, Inc. (“PepsiCo”) for their \$160 million investment at PepsiCo’s 35-acre Research and Development campus located in the Valhalla hamlet of the Town. In addition to this enormous capital investment in the Town, PepsiCo intends to retain 375 employees and 70 contractors at this location, plus contract for 300 direct construction jobs over the construction period as well as the addition of 20 new full-time employees at the site upon completion. Furthermore, PepsiCo withdrew a pending tax certiorari proceeding against the Town which could have cost the School District, Town and County approximately \$800,000 while preserving the current tax base of the community. The Agency, in turn, granted PepsiCo sales and use tax exemptions and a Payment-In-Lieu of Tax (“PILOT”) agreement for the new improvements which will generate an additional \$5.7 million in revenue to all the applicable taxing jurisdictions over the 15-year term of the PILOT agreement.

Two other projects supported by the Agency involved Regeneron Pharmaceuticals, Inc. (“Regeneron”). The first project consisted of the renovation of two separate buildings previously occupied by other companies with a capital investment of approximately \$66 million and generate 100 construction jobs and the anticipated creation of 100 new Regeneron employees when the construction is completed.

The second Regeneron project involved renovating and equipping of a newly acquired building in the Town. Regeneron will invest approximately \$28.5 million in capital improvements which will create 50 construction related jobs and 200 new full time Regeneron employees.

Finally, the Agency also embarked upon a project to foster economic development in the downtown business hamlets of the Town. The Agency’s project authorizes the commissioning of a study by planning consultants to review and propose revisions to the zoning code and comprehensive plan governing these downtown business hamlets. The project also includes funds for community outreach to gather input from interested parties in the Town.

All of the above accomplishments were made in furtherance of the work of the Agency, whose mission it is to foster the creation, retention and expansion of jobs and economic opportunities in the Town Mount Pleasant, the State of New York and the surrounding area.