



FULTON COUNTY'S **REDEVELOPMENT PLAN**

**IN RESPONSE TO THE CLOSING
OF THE
TRYON CAMPUS**

June, 2011

1. **INTRODUCTION:**

Closing the Tryon School will create negative economic impacts on Fulton County:

- **Loss of 325 jobs.**
- **Loss of \$15,000,000/year in wages spent in local economy.**
- **Loss of \$100,000/year in water revenues to Gloversville Water Department.**
- **Loss of \$70,000/year in sewer revenues to the Gloversville-Johnstown Joint Wastewater Treatment Plant.**
- **Lost sales to local businesses.**

Fulton County currently has 2nd highest unemployment rate of all upstate counties. The loss of additional jobs resulting from the closing of Tryon may push **Fulton County into having the highest unemployment rate in New York State.**

Fulton County desires to convert the negative circumstances of closing Tryon into a positive opportunity. To that end, Fulton County's Redevelopment Plan has been prepared. This Plan contains the following five (5) economic development initiatives that would help Fulton County overcome the economic hardships being created by closing Tryon:

- A. Obtain commitment from New York State to redevelop the Tryon Campus into a Business Park.**
- B. Secure funding to redevelop the Tryon Campus into a Business Park.**
- C. Create an Economic Transformation Area.**
- D. Secure funding to implement a two (2) County Regional Business Park Project.**
- E. Secure funding to implement the CG Roxane Water Bottling Plant Project.**

2. **FULTON COUNTY'S REDEVELOPMENT PLAN:**

- A. Obtain the commitment from New York State to redevelop Tryon Campus into a Business Park:**

As shown in Appendix A, the Tryon Campus has certain key assets:

- 517 total acres of land.
 - 453 acres in Town of Perth
 - 64 acres in Town of Johnstown
- Public water and sewer supplied from City of Gloversville through State-owned lines constructed for Hale Creek Correctional Facility.
- Natural gas and electric service.
- Existing access roads.
- Security fencing.

Fulton County's Redevelopment Plan proposes to utilize Tryon's key assets and redirect their use into redeveloping the Tryon Campus into a Business Park.

As shown in Appendix B, Tryon Campus has the potential to:

- Redevelop approximately 350 acres into a Business Park.

- Have six (6) large lots ranging from approximately 25-50 acres.
- Have over 2.2 million sq. ft. of building space constructed which would exceed the existing building space in the Johnstown and Crossroads Industrial Parks combined.
- Create approximately 1,700 new jobs based upon the 5.6 jobs created/acre of land developed in the Johnstown and Crossroads Industrial Parks.
- Create an annual payroll of approximately \$68,000,000 based upon creating 1,700 jobs with an annual salary of \$40,000.

In order to make this happen, New York State must transfer ownership of lands at the Tryon Campus to Fulton County.

B. Secure funding to redevelop the Tryon Campus into a Business Park:

The State Budget contains \$50 million to fund economic development projects in areas affected by the closure of juvenile facilities and prisons.

The following funds would be needed to redevelop the Tryon Campus into a Business Park:

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| 1. <u>Engineering evaluation of existing infrastructure/buildings:</u> | \$ 100,000 |
| a. Evaluate existing infrastructure: | |
| 1. Roads | |
| 2. Water | |
| 3. Sewer | |
| 4. Natural Gas | |
| 5. Electricity | |
| 6. Broadband | |
| b. Evaluate existing buildings: | |
| 1. Prepare cost estimate to demolish buildings. | |
| 2. <u>Engineering Plan for Business Park:</u> | \$ 100,000 |
| a. Prepare Concept Plan showing: | |
| • Roads | |
| • Utilities | |
| • Lots | |
| b. Identify infrastructure improvements required. | |
| c. Prepare cost estimates. | |
| 3. <u>Demolish existing buildings:</u> | To be determined |
| 4. <u>Construct infrastructure improvements:</u> | \$1,300,000 |
| a. New waterlines: 13,000' of 12" line @ \$65/ft. | |
| b. New sewerlines: 6,000' of 8" line @ \$50/ft. | |
| c. Upgrade pump stations: \$50,000 | |
| d. Pave Access Road: 1.1 miles @\$100,000/mile | |
| 5. <u>Reconstruct 9 miles of County Road 107 from NYS Route 30A to 30:</u> | \$2,000,000 |

6. Develop/Implement Marketing/Advertising Campaign For Redevelopment Plan: \$ 300,000

Total Funding Requested to Redevelop Tryon Into a Business Park: **\$3,800,000 + cost of building demolitions**

C. Create an Economic Transformation Area:

Economic Transformation Areas can now be created to provide economic development incentives to qualified businesses moving into such an Area. A business must submit its application to get certified on or before January 1, 2015 or three (3) years after Tryon closes, whichever is later. If Tryon closes, as expected, in August 2011, the later date will be January 1, 2015. As a result, Fulton County needs to:

1. Obtain approval of the Commissioner of the Department of Economic Development (DED) to create Fulton County's Economic Transformation Area.
2. Obtain DED's approval to have Fulton County's Economic Transformation Area include a 10-15 mile radius around Tryon Campus.

D. Secure funding to implement 2-County Regional Business Park Project:

Fulton and Montgomery Counties have been working jointly to develop a Regional Business Park. The site is a 300+/- acre tract of land south of the existing Johnstown Industrial Park in the Town of Mohawk in Montgomery County. The Plan would be to annex these lands into Fulton County and the City of Johnstown to allow for the City's water and sewer systems to service these lands. In return for consenting to the annexation, Montgomery County and the Town of Mohawk would share in the property tax revenues generated by Fulton County and the City of Johnstown. The development of this Park would provide shovel-ready sites to attract new businesses and jobs to the Region. These new businesses and jobs would help overcome the negative economic impacts created by the closing of the Tryon Campus.

In order to implement this Project, the following economic development funding is requested:

1. Engineering and legal evaluations: \$ 150,000

- Topographic mapping.
- Survey and deed research.
- Engineering and design.
- Wetlands investigation.
- Archeological investigation.
- Geotechnical investigation.
- Traffic study.
- Evaluation of railroad spur to service the site.
- Legal services.

2. Land Acquisition: \$2,400,000

- Acquire 300+/- acres of land.

Total Funding Requested to implement Regional Business Park: **\$2,550,000**

E. Secure funding to implement CG Roxane Water Bottling Plant Project:

CG Roxane, based in California, is proposing to invest \$20-\$25 million into constructing and operating a Water Bottling Plant in the Town of Ephratah in Fulton County. The project would initially create 34 new jobs and up to 50 within three (3) years. A number of needed or preferred road improvement projects have been identified that CG Roxane did not anticipate.

In order to implement this project, the following funding is requested to pay for the public road improvements needed for this project:

- Reconstruct shoulders in several locations on NYS Routes 10 and 29.
- Reconstruct the NYS Route 29/Old State Road intersection
- Widen Old State Road
- Repave Old State Road
- Widen bridge on Old State Road

**Total Funding Requested to implement
CG Roxane Project:**

\$1,000,000

Fulton County respectfully requests an investment of \$7,350,000 in economic development grants to implement our Redevelopment Plan. Additional funding would be requested once the actual cost of building demolition is calculated.

In 1988, when Former Governor Mario Cuomo was in Fulton County at a groundbreaking ceremony for a major economic development project, he stated, "...It demonstrates New York State's ability to extend that resurgence to areas, like Fulton County, that for too long, have been denied participation in our dramatic economic comeback..."

Fulton County's Redevelopment Plan represents another comeback opportunity to transform the negative consequences of closing the Tryon Campus into a positive opportunity to generate economic growth and prosperity. New York State's investment into implementing our Plan would represent the foundation of a partnership to restore both Fulton County's and upstate New York's economy.

