

Emerald Corporate Center Economic Development Corporation
Annual Report 2018

Mission Statement

To operate and sell shovel-ready lots within the Emerald Corporate Park for commercial office uses, or other uses permitted by Town zoning and the site covenants and restrictions.

Primary Objectives

- **Manage and maintain park assets and common areas in the park while lots are being sold;**
- **Market and sell all lots in the park;**
- **Upon the sale of all lots, divest itself of all park assets and transfer ownership and management of the park to an association of owners.**

Organizational Profile

Organization and site description

The Emerald Corporate Center Economic Development Corporation (“ECCEDC”) was established May 18, 2000 by an act of the Sullivan County Legislature (County Resolution 270-00), and incorporated as a not for profit corporation on June 15, 2000.

The ECCEDC Corporate Park is located in the hamlet of Rock Hill, New York within the Town of Thompson. The Park is strategically located next to State Route 17 (future I-86) at Exit 109 placing the facility within 25-30 minutes of interstates I-84 and I-87 and one hour from New York City.

The Park is physically located along Rock Hill Drive consisting of 52.55 acres. The acreage is subdivided into six (6) lots ranging in size and topography. Three (3) lots were purchased by Crystal Run healthcare in 2002, and two (2) lots were purchased by ABCXYZ LLC in August 2005. The remaining lot located in the back of the Park consists of approximately 23 acres.

Leadership

The ECCEDC is governed by a nine member board appointed by the County Legislative Chair and confirmed by the County Legislature. The board meets on an as-needed regular basis and is responsible for the day-to-day operational affairs of the Park.

The appointment practice of the Chairperson has been to nominate and confirm a senior executive officer of the County so that County staff and resources can be mobilized when necessary to address management issues of the park. In the past, the County Manager served as the Chairperson. Since February 2005, the Commissioner of Planning has been serving as Chairperson.

Since its formation, the ECCEDC has had the County’s business recruiting entity, the SC Partnership for Economic Development market the available lots in the park. Specifically, the Partnership has marketed the Park at trade shows and interfaced with developers and commercial realty firms in identifying potential buyers of the lots in the corporate park.

Board Members

1. Freda C. Eisenberg, Chair (SC Planning Commissioner)
2. Gerald Skoda, President
3. Alan Sorensen, Vice President (SC Legislator, Chair PEMRP Committee)
4. Heinrich Strauch, Treasurer
5. Marc Baez , Secretary (SC Partnership for Economic Development)
6. Jay Weinstein
7. Luis A. Alvarez (Chair, SC Legislature)
8. Joseph Perrello (SC Legislator, Chair DPW Committee)
9. Josh Potosek (SC Manager)

2018 Budget

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| Water Company | \$ 53,808 |
| Insurance | \$ 6,092 |
| Professional Fees | \$ 24,500 |
| Miscellaneous | <u>\$ 364</u> |
| Total Budget: | \$ 86,630 |

Expenses increased \$16,418, or 23.38%, compared to previous year.

Major Milestones

In 2018, consideration was given to subdividing the remaining 23 acre parcel in an effort to increase the marketability of the site. An RFP was issued for engineering services to conduct a site assessment and identify the maximum building footprint that could be accommodated on either side of the emergence access lane and four proposals were received. Subsequently, interest was received from a non-profit in developing an office building on a portion of the site. Outreach was initiated with the Town of Thompson, the Rock Hill Business Association, and the County regarding the suitability of the use, and all were supportive. The organization and the board began work to identify the amount of land required by the project, determine the best location on the site, and set a price.