

Development Plan Executive Summary for Applicants

The Rockland County's Empire Zone was designated on July 30, 2006 at the following locations, maps of which can be found at <http://redc.org/empirezone.html>:

Rockland Empire Zone Summary			
Name/Location	Total Acreage	Developable Acreage, incl. Buildings	Zoned Commercial
Investment Zones			
Haverstraw Investment Zone	222.73	98.16	186.12
Spring Valley Investment Zone	196.26	57.25	159.92
Total Investment Zone	418.99	155.41	346.04
Development Zones			
Clarkstown Development Zone	251.79	143.81	214.95
Ramapo Development Zone	210.22	58.23	192.22
Pearl River – Chestnut Ridge Development Zone	304.33	49.28	275.47
Orangetown Development Zone	90.70	90.70	90.70
Total Development Zone	857.04	342.02	773.34
TOTAL ZONE AREA (excludes undesignated)	1,176.03	497.43	1,119.38

To be considered for certification, an applicant business must be located in the zone and fall into a “Strategic Industry” definition or must be a “Target Business” in the zone in which they are located.

STRATEGIC INDUSTRIES

1. A business engaged in one or more of the following industries and where 60% or more of the products and services are sold outside of the metropolitan statistical area, i.e. NYC, Putnam, Rockland and Westchester counties, (hereinafter “Strategic Business”).
 - a. Manufacturing
 - b. Headquarters and Research & Development Facilities
 - c. Emerging Technology – Businesses involved in emerging technology as defined in § 3102-e of the public authorities law.
 - d. Financial Services
 - e. Wholesale/Distribution
 - f. Tourism – Tourism-related destination projects and businesses, defined as those enterprises that add wealth to the community by drawing in tourists from outside the region, generating new dollars and economic activity. It expressly excludes those businesses that rely solely on already-existing demand for tourism-related services. Examples of tourism destination projects include, but are not limited to amusement parks, retail destination facilities and facilities associated with natural resource and recreational areas. Tourism-related projects should emphasize the generation of new economic activity and attraction of new visitors.
 - g. Agricultural Value Added Processing

2. A business that complements a Strategic Business (hereinafter a “Supply Chain Business”) as defined as a business that meets any of the following criteria:
 - a. The business is a major supplier of a product or material essential to the primary operations of a Strategic Business, or
 - b. The business is a major provider of a unique or specialized service that adds significant economic value to the primary operations of a Strategic Business, or

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- c. The business is a business that is a major customer or buyer of the primary output of such Strategic Business.

TARGETED BUSINESSES

Area 1 - Village of Haverstraw Investment Zone

Area 2 - Village of Spring Valley Investment Zone

Due to high commercial vacancy rates, blight, disinvestment and lack of employment opportunities in this area, the Rockland County Empire Zone (RCEZ) considers these to be “Distressed Areas”. Therefore, the RCEZ will entertain applications from businesses in Strategic Industries as well as any other business seeking to invest and create jobs in this area. This explicitly includes, but is not limited to:

- Professional & Personal Services – defined as accountants, lawyers, consultants, doctors and other professional-level service industries as well as personal service industries.
- Retail – retail industry businesses.
- Exporting Industries - Industries where 60% or more of the products and services are sold outside of Rockland County will be targeted.
- Community Development Projects – non-profit applicants seeking acceptance of a Zone Capital Credit-related project.

Area 3 – Clarkstown Development Zone

Area 4 – Ramapo Development Zone

Area 5 – Pearl River Development Zone

Area 6 – Orangetown Development Zone

- Exporting Industries - Industries where 60% or more of the products and services are sold outside of Rockland County will be targeted by the Rockland County Empire Zone.
- The Rockland County Empire Zone may consider other applicants, as appropriate, under its discretion, provided, however, there is a business development project that would further the local revitalization objective through investment in the community.

NOTE: An application for inclusion or certification that does not fall into one of the above targeted industries will be considered if (1) it concerns a project that can demonstrate that it cannot be accomplished without zone benefits, or (2) there are no comparable goods or services of the same type currently available in Rockland County.

EMPLOYMENT AND INVESTMENT THRESHOLDS

A business applying for Empire Zone certification must project at least ten new employees and \$100,000 in investment over the five years following its application for certification within a Development Zone and at least five new employees and \$50,000 in investment over the five years following certification within a designated Investment Zone.

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All businesses must demonstrate that the value of wages and benefits paid to employees are 135% or more of the current minimum wage for Investment Zone certification and 150% or more of the minimum wage rate for Development Zone certification.

If an applicant falls below these thresholds, the ZAB may waive those thresholds if the applicant's proposed activities will provide a substantial economic benefit to the County, including, but not limited to, the retention of a significant number of jobs, the creation of a significant number of jobs for Rockland County as a whole, or other general economic benefit.

All applicants must pass the Zone's cost-benefit analysis. In this case, the "benefits" of certification for New York State will be a calculation of the wages, employee benefits and investment that will result from the applicant after certification. The "costs" for New York State are the anticipated tax credits that the applicant will be able to claim. The Rockland County Empire Zone will consider a benefit-to-cost ratio of fifteen to one (15:1) to be the threshold above which applicants would be determined to automatically meet the cost-benefit requirement of certification. Applicants that do not meet this requirement will not be eligible for certification except in any of the following cases:

- The applicant will have a positive impact on an Investment Zone area that has high commercial vacancy rates, and/or is characterized by blight and disinvestment.
- The applicant is part of a strategic industry cluster or supply chain.
- The applicant is anticipated to access zone capital credits.

To grant such an exception, the Zone Administrative Board reserves the right to demand further information or evidence from the applicant.

The Zone Administrative Board reserves the right to require the applicant to provide an attestation, from a licensed surveyor, that the applicant's location of business, or proposed location of business, falls within a designated Empire Zone parcel.

Applications will not be considered from adult entertainment establishments.

Applications for certification of real estate development projects will be considered only if the applicant can demonstrate that the project will result in job creation or building/land reuse or rehabilitation.

The ZAB reserves the right to require the applicant to appear before the board during the consideration of the application to answer questions and provide additional information.

The ZAB reserves the right to require an applicant to provide additional documentation, including, but not limited to three years of tax returns, three years of financial statements, proof of required capital for the proposed project or investment or other documentation to support the application.

Applicants are required to sign an attestation to the accuracy and truthfulness of the application.