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Empire State Development Announces Request for Proposals for Purchase and Redevelopment of Former Chateaugay Correctional Facility

Empire State Development (ESD) today announced it has issued a Request for Proposals (RFP) for the purchase and redevelopment of the former Chateaugay Correctional Facility, an approximately 100 acre site located in Chateaugay, New York. The site was closed in July 2014 as part of Governor Andrew M. Cuomo's initiative to save New York taxpayers hundreds of millions of dollars by consolidating the state's correctional facilities based on a declining inmate population.

"ESD's goal is to ensure that redevelopment of the Chateaugay site will support the local economy and maximize economic impact and job creation," said ESD President, CEO & Commissioner Kenneth Adams. "This RFP will provide the opportunity to generate new employment and private investment in Franklin County, which is known for its tourism attractions, agricultural, food processing and renewable energy industries."

The Chateaugay site includes 30 modern construction structures totaling approximately 98,000 square feet of floor area and related infrastructure. The site includes an additional 80 acres of undeveloped land. The campus-like operation and setting is ideal for businesses and institutions that have a need for multiple uses on a single site. There is additional capacity on the roads adjacent to the site for cars and trucks and water, sewage and electrical to the site are ample for most uses.

ESD has posted an adaptive re-use study, closure plan and video of the site on ESD's website at www.esd.ny.gov/CorporateInformation/RFPs.html. The materials provide a comprehensive analysis of the site, including descriptions and layouts of the site's structures and infrastructure. Tours of the former Chateaugay Correctional Facility will be offered on December 9 and responses to the RFP are due by January 14. Respondents to the RFP may propose uses that will create new jobs—both permanent and construction, stimulate economic activity in the local municipality and region, and satisfy selection criteria specified in the RFP.

The redevelopment of unutilized large-scale industrial and institutional sites like the former Chateaugay Correctional Facility was identified as regionally significant for the North Country.

President of the North Country Chamber of Commerce and Co-Chair of the North Country Regional Economic Development Council Garry Douglas said, "Productive reuse of the Chateaugay Correctional Facility is important to the community and the region. There are already interested parties who have come forward and there may well be others out there as well. This RFP process will hopefully lead to a positive outcome, and we appreciate Empire State Development working closely with us and with Franklin County, Assemblywoman Duprey and Senator Little to move this process forward."

President of Clarkson University and Co-Chair of the North Country Regional Economic Development Council Tony Collins said, "New York State support for site redevelopment of places like the former Chateaugay Correctional Facility is essential for the North Country region to fully transform its economy. We appreciate the commitment and cooperation among Governor Cuomo, our elected officials, Empire State Development and other regional representatives to identify new partners to invest and utilize the capacity of this location. Together, we will bring new opportunities to leverage the workforce talent and assets in the North Country."

Senator Betty Little said, "With its close proximity to Canada and the Plattsburgh International Airport, this site in Chateaugay is a desirable location for a firm looking to plant roots in the United States or grow an already existing business. I'm hopeful that increased marketing of this large and relatively new facility will attract an employer and bring new jobs very much needed in our region."

Assemblywoman Janet L. Duprey said, "I am pleased with the timely preparation by Empire State Development of the RFP and the process that will lead to job creation for Chateaugay and Franklin County at the closed Chateaugay Correctional Facility. We have been able to tour the site with interested corporations and now with the release of the RFP these interested prospects as well as others who may have a viable interest in the facility will be able to present solid plans for redevelopment and job creation. Thanks to the Department of Corrections and Community Supervision personnel, the structures at the closed prison are in good condition which provides an added bonus for appropriate redevelopment. I look forward to working with Franklin County and town officials as well as prospective developers to move ahead in bringing good jobs to this facility."

Chairman of the Franklin County Legislature D. Billy Jones said, "Reuse of the Chateaugay Correctional Facility in which job creation is the top priority is critical to our community, county, and region. We are confident that working with ESD and our partners Garry Douglas of the North Country Chamber of Commerce, Senator Little, and Assemblywoman Duprey through the RFP process that we can achieve this goal of job creation at the facility in a timely manner."

To support the communities affected by the closure of the facility, New York State has made available funding through the Economic Transformation Program (ETP) for development in and around the Chateaugay site. Preference will be given to projects that create or retain jobs;

prevent, reduce or eliminate unemployment or underemployment; or increase business activity. The site is also potentially eligible to qualify as a tax-free zone under the State's START-UP NY program, which would require partnership with a sponsoring academic institution.

In January 2014, ESD issued an adaptive reuse study for the site in consultation with State and local stakeholders. In July, ESD released the 2014 ETP guidelines and this fall, met with a local advisory group to discuss ways to promote and partner in advancing the site's redevelopment. The RFP can be found at

www.esd.ny.gov/CorporateInformation/Data/RFPs/ChateaugayCF/11122014_Chateaugay_RFP.pdf.

Empire State Development (ESD) is New York's chief economic development agency (www.esd.ny.gov). The mission of ESD is to promote a vigorous and growing economy, encourage the creation of new job and economic opportunities, increase revenues to the State and its municipalities, and achieve stable and diversified local economies. Through the use of loans, grants, tax credits and other forms of financial assistance, ESD strives to enhance private business investment and growth to spur job creation and support prosperous communities across New York State. ESD is also the primary administrative agency overseeing Governor Cuomo's Regional Economic Development Councils and the marketing of "I Love NY," the State's iconic tourism brand. For more information on Regional Councils and Empire State Development, visit www.regionalcouncils.ny.gov and www.esd.ny.gov.

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