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Contact: Press Office (ESD) | pressoffice@esd.ny.gov | (800) 260-7313

Empire State Development Announces Request for Proposals for Purchase and Redevelopment of Mount McGregor Correctional Facility

325 acres available for redevelopment to maximize economic benefit for the Towns of Corinth, Moreau and Wilton, Saratoga County and New York State

Empire State Development (ESD) today announced it will issue a Request for Proposals (RFP) for the purchase and redevelopment of approximately 325 acres of the former Mount McGregor Correctional Facility located in Wilton, New York. Mount McGregor 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.

The RFP will be available on ESD's website at esd.ny.gov/CorporateInformation/RFPs.html on Tuesday, May 5 with responses due Tuesday, July 7, 2015. Redevelopment plans should maximize the economic benefit to the Towns of Corinth, Moreau, and Wilton, Saratoga County and the State.

"We have worked closely with local and community stakeholders to issue an RFP that will provide the opportunity to generate new employment and private investment in Saratoga County," said ESD President, CEO & Commissioner Howard Zemsky. "We look forward to seeing responses that propose uses for the property that will create new jobs and stimulate economic activity in the local municipality and throughout the region."

"Finding new uses for state properties that are no longer needed is an important component of Governor Cuomo's plan to drive financial benefit for state taxpayers by creating jobs and putting property back on the tax rolls," Office of General Services Commissioner RoAnn Destito said. "Saratoga County is a burgeoning economic hub that attracts people for business and pleasure, making this RFP a unique opportunity for the right project."

The McGregor site presents a unique opportunity for redevelopment based on its location, size and history. The 325-acre parcel is situated at an elevation of 1,300 feet atop Mount McGregor with sweeping views of New York's Hudson Valley, Vermont's Green Mountains, and Massachusetts' Berkshires. It also features more than 100 structures totaling approximately 550,000 square feet and has been determined to be

eligible for listing on the National Register of Historic Places. The site is also surrounded by more than 700 undeveloped acres of woods, lakes and hiking trails, which will be transferred to Moreau State Park.

Rose Harvey, Commissioner of the Office of Parks, Recreation and Historic Preservation, said, "I'm grateful to OGS Commissioner RoAnn Destito and ESD President and CEO Howard Zemsky for helping making the transfer of these lands to Moreau Lake State Park a reality. I am confident the lands will be enjoyed by park visitors for generations to come."

Mount McGregor is located within Saratoga County, one of the fastest growing counties in New York State, which is experiencing tremendous economic growth spurred by the emergent semiconductor industry. The area is also known for its strengths in other industries including tourism, value added agricultural and food processing, transportation and logistics, as well green energy manufacturing. The site is located a few miles from Interstate 87 and has proximity to the cities of Saratoga Springs and Glens Falls, both which feature many tourism, cultural, and historical attractions, and several institutions of higher education.

In addition to the RFP, ESD has posted site photos, floor plans, a video and a reuse study on ESD's website at <http://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 related infrastructure.

To support the communities affected by the closure of the facility, New York State has made funding available up to \$8 million through the Economic Transformation Program (ETP) for development in and around the 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.

"The addition of Mount McGregor to Moreau Lake State Park will make an already beautiful asset even more appealing," said Senator Betty Little. "That's great news for area residents looking to enjoy the outdoors and for the region, which depends a great deal on a strong tourism economy."

"These lands will be a wonderful addition to our State park system," said Senator Hugh T. Farley, "They will provide environmental, recreational and tourism-related benefits for the region. I applaud the efforts of the Governor and his state agencies in working with local officials and organizations to ensure the preservation and public use of these wild lands, while also taking steps to find productive uses for the facility campus which will benefit the local economy."

"The RFP is good news as it will enhance and expand the possibilities of redevelopment at the Mount McGregor site," said Senator Kathy Marchione. "I look forward to seeing

the land used to its maximum potential, while preserving Grant's Cottage, a historic site and popular local attraction."

"The publication of this Request for Proposal is a key step to ensuring an expeditious transition from correctional facility to new development that will benefit the residents of Saratoga County and our neighboring regions," said Assemblywoman Carrie Woerner. "I look forward to partnering with Empire State Development, as well as other state agencies, municipalities, and community stakeholders, to maximize the potential of the Mount McGregor site."

Assemblyman Daniel Stec said, "I am pleased to see this proposal moving forward. The environmental, historical and economic benefits this project offers to the community are very positive."

Wilton Town Supervisor Arthur Johnson said, "I am pleased that ESD has released the RFP for the sale and redevelopment of Mount McGregor. This is a very desirable site that should bring lots of interest. There are many potential reuses for the property and I especially look forward to replacing the many jobs lost with the closure."

"We're happy that an RFP may lead to something that will create jobs that pay a living wage and create a better economic picture for our community," said Moreau Supervisor Preston Jenkins, Jr.

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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