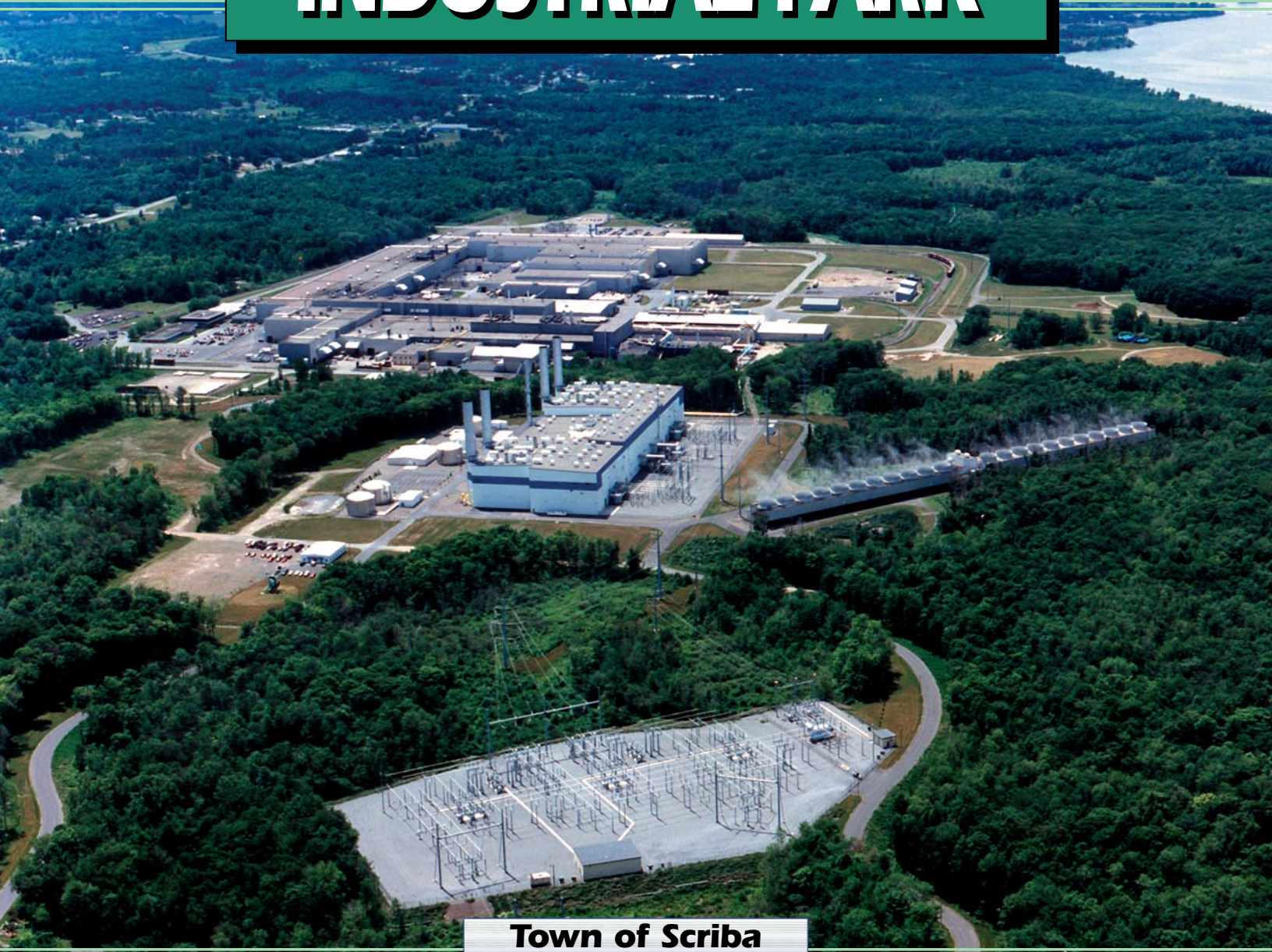


INDEPENDENCE INDUSTRIAL PARK



**Town of Scriba
Oswego, New York**



Operation Oswego County

*An Economic and Job Development Corporation
Serving Oswego County, NY*

Site Specifications

The Independence Industrial Park, an excellent site, is located in the expanded Oswego Economic Development Zone in the Town of Scriba. This unique site offers tremendous opportunities, being situated alongside a 1,000 MW gas-fired co-generation plant. Lots are available and can be configured to meet the needs of a manufacturing firm. **Lot prices are negotiable.**

Location

- Southeast of Lake Ontario, north of County Rt. 1A and adjacent to Sithe Energies Independence Station, the largest co-generation plant in the Northeast

Land

- Various sites totaling over 140 acres.

Zoning

- Surrounding use is commercial/industrial, Town currently only requires site plan review

Highways

- NYS 104 - 3 miles
- NYS 481 - 5 miles
- I-81 - 20 miles
- I-90 - 38 miles

Airport

- Oswego County Airport - 13 miles
- Syracuse International Airport - 40 miles

Port

- Port of Oswego - 4 miles

Rail

- CSX/Conrail line borders southwest corner

Water

- 36" main from City of Oswego
- Over 20 million gallons/day of excess capacity

Sewer

- 15" main planned
- Over 2 million gallons/day of excess sewage treatment capacity (City of Oswego)

Gas

- 26" main (Niagara Mohawk Power Corp.)

Electricity

- 115 KV (Sithe Energies Inc.)
- 13.2 KV (Niagara Mohawk Power Corp.)

Thermal Energy

- Either as steam or hot water delivered to customer's specifications

Corporate Neighbors

Alcan Rolled Products Company
Great Lakes Veneer
Indeck Energy
Industrial Precision
International Paper
Lagoe Oswego Corporation
Lakeshore Transportation
New York Power Authority
Niagara Mohawk Power Corporation
Oswego Warehousing Inc.
Oswego Wire
Sithe Energies
State University of New York
at Oswego
Wiltsie Construction

Benefits

Zone/Local Benefits

Once your business is certified and located in the *Oswego Economic Development Zone*, you'll be eligible for a host of benefits designed to create the best climate possible for your company's profitability and growth. Plus you will have the potential benefits derived from locating next to a major co-generation project.

Electrical Discounts

New and expanding customers can receive up to 10 years of significant electrical discounts from Niagara Mohawk's EDZR. Another competitive option would be negotiated electricity rates from Site Energies.

Gas Discounts

Available from Niagara Mohawk, gas discounts for new and existing customers who increase their usage by a specific amount depending on their Service Classification.

Investment Tax Credits (ITC)

Available to manufacturers investing in production property, industrial waste treatment facilities, air pollution control facilities, or research and development property.

10% ITC for corporations
8% ITC for individuals

Employment Incentive Credit (EIC)

Available to businesses who have received the EDZ ITC and have increased employment (must be 101% of the average number of employees in the year before the ITC was claimed).

30% of the EDZ ITC for up to 3 consecutive years

Wage Tax Credit (WTC)

Available to businesses which hire new employees. Credit is for a five-year term, beginning with the first tax year in which EDZ wages are paid.

\$1,500 for targeted employees
\$750 for all other employees

WTC and ITC Refunds

Generally available to new businesses less than four years old and eligible for WTC and/or ITC.

50% Cash Refund of Eligible WTC and/or ITC

Local Financing Benefits

Includes assistance in accessing attractive, competitive-cost financing from:

- **County of Oswego Industrial Development Agency (IDA)**
Tax Exempt and Taxable Bond Financing
Incentive Packages
Direct Revolving Loan Financing
- **SBA 504 Fixed-Asset Financing Available through Operation Oswego County, Inc.**
- **Conventional Bank Financing from Business-Friendly Area Banks**
- **Empire State Development Financing Programs**
- **COMCO/Central New York Enterprise Development Corp. Loans**
- **Federal (HUD) and Other Governmental Assistance Programs**

Other EDZ Benefits

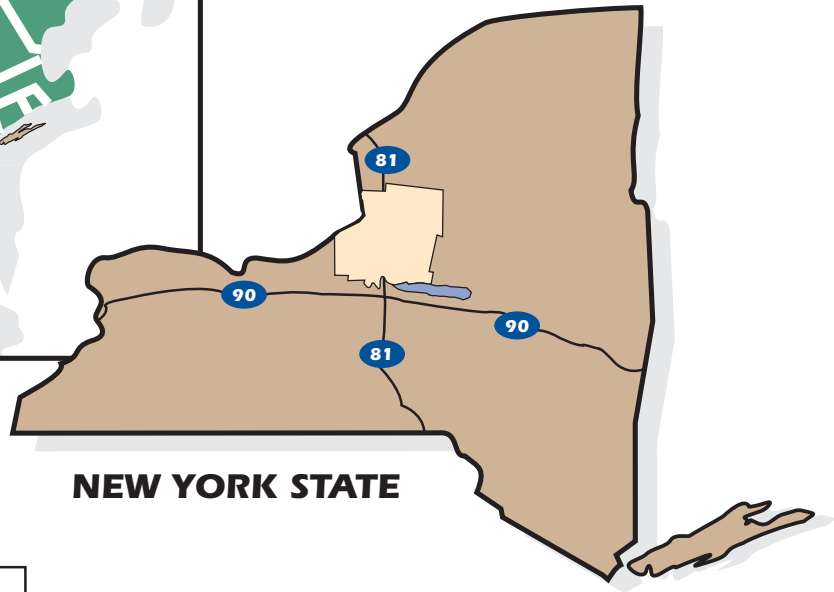
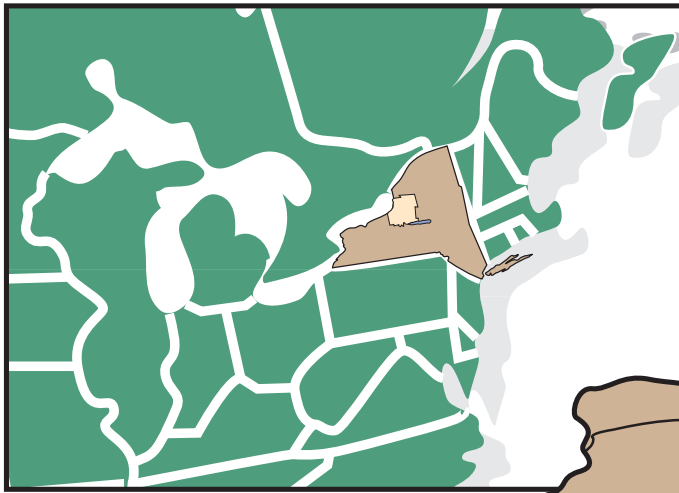
Preferential treatment for NYS-sponsored programs

Preferential treatment for local lending programs

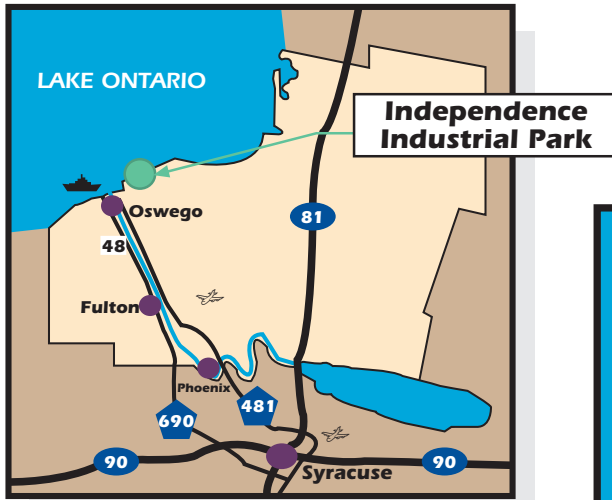
Priority status for both licensing and coordinating with all NYS regulatory agencies

Special employee training assistance programs

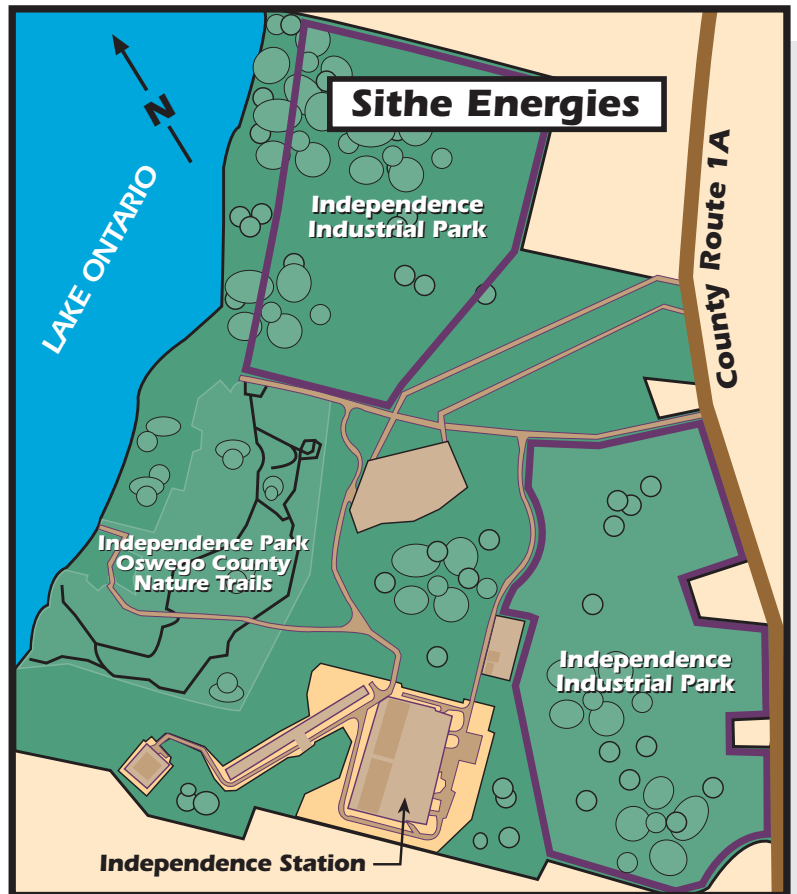
NORTHEAST U.S.



NEW YORK STATE



OSWEGO COUNTY



L. Michael Treadwell, CEcD
Executive Director

OPERATION OSWEGO COUNTY, INC.

44 West Bridge Street
Oswego, NY 13126

Ph: 315-343-1545 Fx: 315-343-1546

email: ooc@oswegocounty.org
www.oswegocounty.org



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