



Inclusion Through
Diversity

Tompkins County Administration

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County Administrator

Jason Molino

"Promoting excellence in County operations while respecting the needs of the people we serve."

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The Tompkins County Industrial Development Agency has received a request for incentives from Organic Nature and its tenant, GreenStar Cooperative Market. Article 18A of the General Municipality Law (Section 862) requires that the project meet the following requirements:

- i. Is located in a "highly distressed area"; and
- ii. Will serve the public purposes of Article 18-A of the General Municipal Law by preserving or increasing the overall number of permanent, private sector jobs in the State.

Here is how the IDA project meets the retail requirements set forth above:

- i. It is located in a State designated Empire Zone (Tompkins County [97], sub zone A [City CBD and contiguous commercial/industrial area]). The law specifically allows that being in an Empire Zone qualifies as highly distressed.
- ii. It will preserve private sector jobs. GreenStar currently has 240 positions that will be retained if the company is able to relocate into a larger space and grow revenue. Their project margin is less than 2% of sales in their current location which is not sustainable over the long term.

Please accept this letter as confirmation that the project meets the retail requirements of Article 18A of the General Municipality Law (Section 862).

Sincerely,

Jason Molino
County Administrator