

Economic and Community Development in the Capital Region

Lemery Greisler LLC has been a leading force in economic and project development in the Capital Region for over twenty years. We partner with our clients to shepherd them through all aspects of the industrial development and agency process, including working with local economic development agencies to help find appropriate building sites and file site plan applications. In addition to the basic job of site planning and selection, Lemery Greisler helps to gather teams of consultants working on the numerous project aspects such as storm water management and engineering. We also assist in obtaining required permits from the Department of Environmental Conservation (DEC) and other environmental compliance agencies.

More than ten years ago, a regional economic development team began putting into action a vision for the Capital Region to become a major center of influence in the semiconductor and nanotechnology manufacturing industry. Lemery Greisler was part of the initial group of consultants to the Saratoga Economic Development Corporation (SEDC) when Saratoga County properties were being evaluated as potential sites for a nanotechnology park. At the same time, land in the towns of Malta and Stillwater were placed under option by SEDC, site engineering and pre-development work began, and comprehensive Planned Development District (PDD) applications were prepared to request adequate changes in the zoning codes of both towns. All of these actions needed to be completed to allow for the successful development of what is

now known as the Luther Forest Technology Campus (LFTC). Since that time, Lemery Greisler's attorneys have been involved in all aspects of the development of the Campus including the negotiation and sale of property to GlobalFoundries as well as the subsequent zoning amendments that specifically related to the semiconductor manufacturing facility being constructed.

The work we've done, and continue to do, with Luther Forest Technology Campus is just one example of how Lemery Greisler attorneys work hand-in-hand with clients to attain their project development goals. We have also partnered with The Six Flags Great Escape Lodge and Indoor Water Park in Queensbury, to develop one of the largest tourist attractions in the area. The Town of Corinth's acquisition of D&H Railroad, as well as the Saratoga Polo Residence Retreat, and its related infrastructure of roads, water, sewer and electricity, are additional examples of projects we have helped facilitate over the years.

Working in coordination with various consultants, including landscape architects and traffic and structural engineers, our attorneys have successfully obtained countless project approvals from municipal and regional boards. We have coordinated such approvals with state agencies, including the Department of Transportation and Department of Environmental Conservation, as well as with utility companies and other entities that either impact or are affected by the proposed development.



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Another aspect of our economic development business is to introduce our clients to a variety of financing options. Lemery Greisler will help locate grants or low-interest loan programs that might be available via traditional banks, venture capital funding, or through state and government agencies. In appropriate cases, we have been able to secure energy credits from the state Energy Research Development Corporation as well as gain Empire Zone status for many of our clients, resulting in program tax benefits for their businesses. In essence, Lemery Greisler attorneys have the knowledge and experience to serve as "project managers," coordinating all facets of the development plan, from site selection to financing.

Overall, our firm sees economic and project development as an opportunity to discover how to work with companies and municipalities in order to create economic opportunity for our fellow citizens. As we continue to work to develop and complete the Luther Forest Technology Campus, we are confident that the region as a whole will benefit from its existence and the potential it holds for the future.

For more information on our economic development capabilities, please visit our Web site at www.lemerygreisler.com or call us at (518) 581-8800.



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HOW HARD WE WORK FOR OUR CLIENTS

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