Quebec-New York Connection

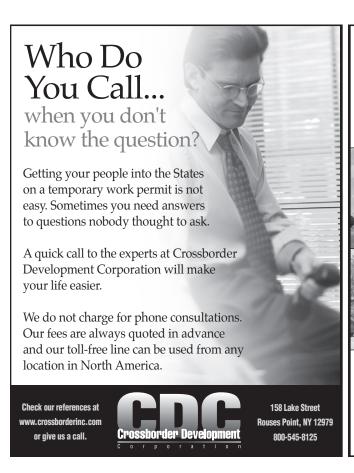


The Economic Impact of Canada on Clinton County, New York 2004

A PROJECT OF THE QUEBEC-NEW YORK CORRIDOR COALITION and the



www.quebecnewyorkcorridor.com

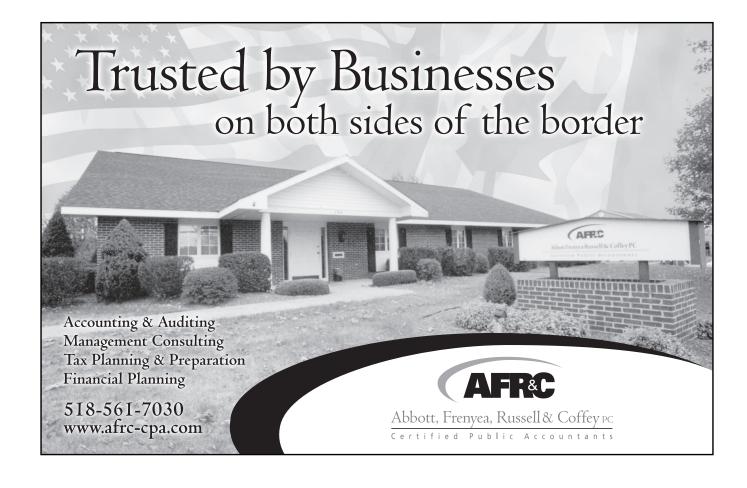






800-545-8125 www.crossborderinc.com

CDC is a Licensed Real Estate Broker.



The Economic Impact of Canada on Clinton County



TOTAL ECONOMIC IMPACT:

1994: 1996: 1998:

\$784.5 MILLION \$1.27 BILLION \$1.32 BILLION

2000: 2002:

\$1.33 BILLION \$1.39 BILLION

2004: \$1.53 BILLION

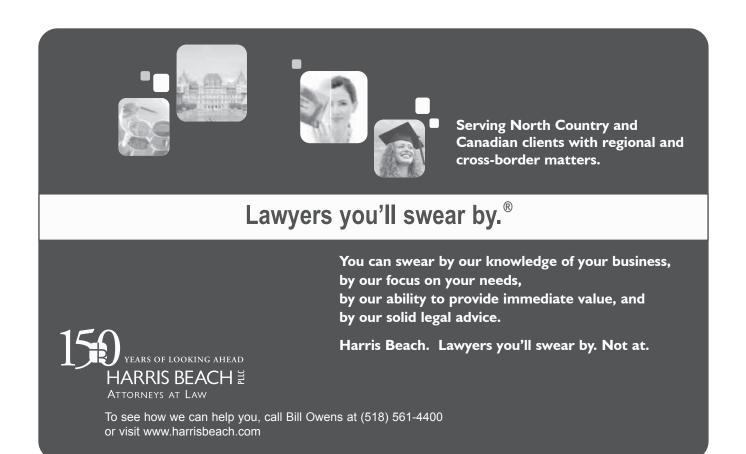
PLATTSBURGH = MONTREAL'S U.S. SUBURB

EXPORT SALES FROM CLINTON COUNTY

(To or through Canada)

Year	Export Sales
1987	\$71,877,000
1992	\$128,240,000
1994	\$187,724,000
1996	\$488,588,203
1998	\$526,144,744
2000	\$524,986,171
2002	\$566,186,616*
2004	\$518,060,754*

^{*}Actual data not available. These calculations are in line with manufacturing in Clinton County.



EMPLOYMENT

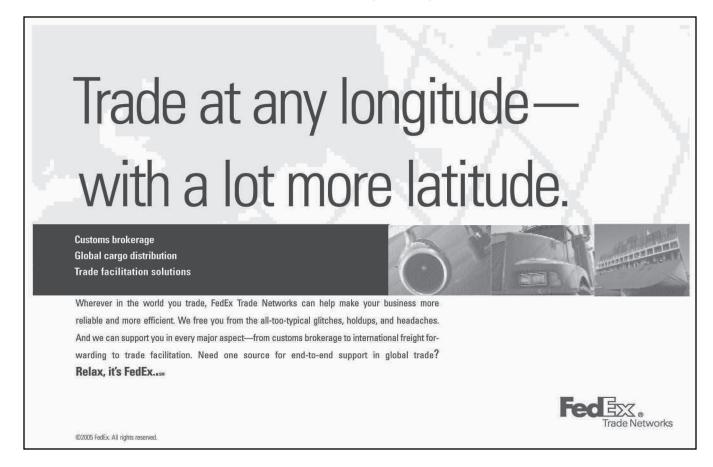
Number of Employees of Canadian-owned Businesses, International Border Businesses & Border Agencies in Clinton County:

Employment	Percent of County Total:
1994: 2,483	7.5%
1996: 2,927	9.2%
1998: 3,588	11.6%
2000: 4,508	13.5%
2002: 4,646	14.2%
2004: 4,540	14%

Payroll of Canadian-owned Businesses, International Border Businesses & Border Businesses in Clinton County, plus their use of Clinton County based Temporary Employment Services:

1994: \$59,745,965 **1996:** \$77,489,913 **1998:** \$99,691,377 **2000:** \$132,942,602 **2002:** \$152,706,428

2004 \$160,271,729



BANKING IN CLINTON COUNTY

Client Type	Average Collected Balances					
	1994	1996	1998	2000	2002	2004
Canadian Individuals	\$185,611,450	\$98,290,775	\$30,104,533	\$42,420,000	\$40,712,581	\$36,489,306
Canadian-owned Businesses in Clinton Country	\$8,427,473	\$13,836,130	\$9,198,017	\$7,740,076	\$7,267,200	\$4,462,714
Canadian-owned Businesses not in Clinton County	\$19,000,000	\$9,100,000	\$951,494	\$3,475,000	\$3,463,000	\$6,048,000
International Border Businesses	\$3,593,267	\$3,603,781	\$3,130,714	\$876,361	\$3,108,200	\$5,100,215
Public Border-related Agencies	\$13,099	\$45,198	\$30,000	\$50,000	\$802,948	\$60,000
TOTAL	\$216,645,289	\$123,875,884	\$43,414,759	\$54,561,437	\$55,353,929	\$52,190,235

MACHINERY AND EQUIPMENT

Total reported value of machinery and equipment purchased by Canadian owned businesses and border agencies in Clinton County:

1994: \$5,504,150 **1996:** \$15,757,026 **1998:** \$11,284,239 **2000:** \$21,018,438 **2002:** \$10,857,522

2004: \$45,857,522

REAL ESTATE

Equalized assessed value and Property Tax contributions of Canadian-owned, International Border Business and Border Agency
Commercial Property in Clinton County:

	1994	1996	1998	2000	2002	2004
VALUE:	\$50,209,640	\$243,862,321	\$275,736,334	\$285,518,359	\$268,753,57	\$295,689,006
TAXES:	\$570,707	\$3,258,289	\$2,516,554	\$3,967,757	\$4,238,307	\$5,040,136

Equalized assessed value and Property Tax contributions of Canadian-owned Residential Property in Clinton County:

	1994	1996	1998	2000	2002	2004
VALUE:	\$20,191,457	\$22,163,530	\$20,226,509	\$17,213,824	\$15,905,600	\$15,806,700
TAXES:	\$527,285	\$530,737	\$494,627	\$393,143	\$383,214	\$365,044

2004 TOTAL PROPERTY TAXES (COMMERCIAL AND RESIDENTIAL):

\$5,405,180

RENTAL OF COMMERCIAL SPACE BY CANADIANS (Total Reported)

1994: \$1,077,670 **1996:** \$2,437,924 **1998:** \$3,342,648 **2000:** \$4,441,863

2002: \$4,262,159

ENERGY

Value of Canadian Natural Gas used in Clinton County:

1994: \$31,425,499 **1996:** \$57,290,469 **1998:** \$64,396,166 **2000:** \$81,714,379 **2002:** \$82,257,053

2004: \$88,392,031

ACCOUNTING, LEGAL AND INSURANCE SERVICES

Value of business conducted in Clinton County with Canadians, Canadian-owned Businesses, International Border Businesses and Border Agencies (Totals reported):

1994: \$3,284,485 **1996:** \$3,423,993

1998: \$13,926,384

2000: \$10,495,281

2002: \$33,437,393



CANADIAN VISITOR SPENDING-TOURISM AND RETAIL

1995: \$193,934,533 **1996:** \$224,694,634 **1998:** \$253,992,701 **2000:** \$193,711,356 **2002:** \$292,594,740

2004: \$310,150,424*

County Sales Tax Generated (3%):

1995: \$5,809,757 **1996:** \$6,740,839 **1998:** \$7,619,781 **2000:** \$5,811,340 **2002:** \$8,777,842

2004: \$9,304,500

Average spending by Canadian Visitors Per Trip in Clinton County:

1995: \$156.42 **1996**: \$168.89 **1998**: \$266.78 **2000**: \$213.70 **2002**: \$283.82

2004: \$284.98



THE DEVELOPMENT CORPORATION

A Strong History, a Bright Future.

Clinton County...

Your gateway between the bright lights of Montreal, the Green Mountains of Vermont and the crisp mountain air of the Adirondacks!

New York State Empire Zone Designated Shovel-Ready Sites.

Helping Businesses Relocate to — and Expand in Clinton County, New York 61 Area Development Dr., Plattsburgh NY 12901 tel (888) 699-6757 • tel (518) 563-3100 • fax (518) 562-2232 tdc@thedevelopcorp.com • www.thedevelopcorp.com

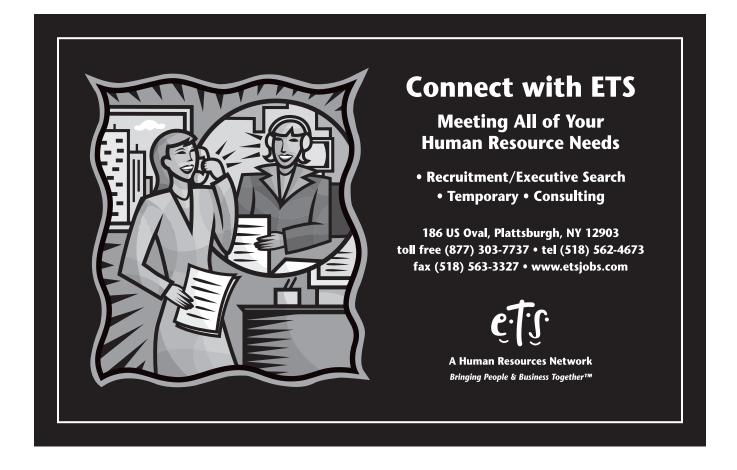
^{*}Based on surveys indicating a 6% increase.

MEDIA, EDUCATION AND CULTURE

Value of Canadian connected advertising and sponsorships received by Television, Radio and Magazine Media in Clinton County, plus Tuition and Non-Tax Receipts by public and private schools, and charitable contributions:

1994: \$4,549,645 **1996:** \$4,576,251 **1998:** \$2,958,348 **2000:** \$1,500,209 **2002:** \$1,616,472

2004: \$1,578,165





QUEBEC-NEW YORK

"One region...one future"



AN HISTORIC OPPORTUNITY

North America is in the midst of an economic realignment of historic proportions - and the Quebec- New York Corridor has become one of the key connections and beneficiaries of the shift.

From the days of European settlement, both the U.S. and Canada have been dominated by economic development strategies along an east-west axis. Each worked for two centuries to open up the interiors, developing roads, canals and trans-continental railways to tap raw materials and feed coastal industrial centers and ports.

But now the emphasis is shifting to a new north-south axis as the U.S. and Canadian economies integrate, with Mexico following as well. And one of the results is the emergence of a handful of north-south trade corridors which possess the critical transportation links between Canada and the U.S and which are becoming more than growing commercial routes - they are now NEW, BINATIONAL ECONOMIC REGIONS.

OUR CORRIDOR REGION

One of the most important such corridors is the QUEBEC-NEW YORK CORRIDOR which at its core exists from Montreal to Albany, with connections throughout both Quebec and New York State.

For the Plattsburgh-Champlain gateway area in Clinton County, New York, this means:

- We are now a GLOBALLY SIGNIFICANT GATEWAY to and from the WORLD'S RICHEST MARKET.
- We are now MONTREAL'S U.S. SUBURB, tied directly to that region's amazing assets and opportunities, ranging from its port and logistical advantages to all of its cutting edge industries of tomorrow.
- We are a HIGHLY SPECIALIZED SERVICE CENTER, uniquely qualified to support all aspects of Canadian-U.S. interaction wherever they occur.

This updated assessment is a mere snapshot of the impact of this two-way phenomenon on just the U.S. gateway county, demonstrating that something enormously significant and very positive is in fact occurring between New York and Quebec.

EXCITEMENT IS BUILDING AND ECONOMIC INTERESTS OF ALL KINDS ARE COMING TOGETHER WITHIN THE QUEBEC-NEW YORK CORRIDOR REGION. We are collectively recognizing and pursuing the rich opportunities now at our doorstep.

The <u>QUEBEC-NEW YORK CORRIDOR COALITION</u> of the Plattsburgh-North Country Chamber of Commerce has been a leader in revealing these opportunities and building crossborder business of all kinds. It provides a link to hundreds of private and public interests throughout the bi-national Corridor region.

WE INVITE YOU TO CONTACT US FOR MORE INFORMATION, AND TO EXPLORE ALL OF THE WAYS YOU MIGHT BECOME A PART OF ONE OF NORTH AMERICA'S MOST STRATEGIC, DYNAMIC AND FORWARD LOOKING REGIONS!

Northeast Printing & Distribution Company, Inc.

"The Full Service Company"

Printing

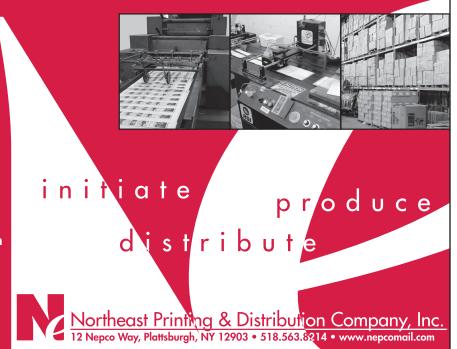
- Single to Full Color
- Sheetfed Presses to 28" x 40"
- 14" Six Color Mini-Web
- Full Service Bindery
- Packaging, Shrink-wrap and Poly-bag

Mail Processing

- All Mail Classes
- National Change of Address
- Domestic and International Mail
- Folding, Inserting, Tabbing and Labeling
- Barcoding and Zip+4

Distribution/Transportation

- Pick & Pack
- Small Parcel Shipping
- Cross Dock
- LTL and FTL Freight
- Heated, Sprinklered and Alarmed Warehouse



Join us as we grow an airport...



Plattsburgh International Airport

Montreal's U.S. Airport

www.montrealairport-us.com

Let us talk to you about how we can help your industrial or aviation-related business work and thrive at this facility!

The aviation assets of the former Plattsburgh Air Force Base are now being redeveloped as **Plattsburgh International Airport.** This strategic location has tremendous opportunity for all types of aviation operations — including yours!

Some main features of this facility include:

- A 11,700 foot runway
- 12 million square foot concrete ramp space
- 1.5 million square feet of aviation-related industrial space
- Multi-modal capabilities with direct access to rail, an immediate interchange on Interstate 87, and just one hour from the Port of Montreal (North America's #1 Trans-Atlantic Seaport)
- New passenger terminal under construction for completion in fall 2006

Offering exciting opportunities for:

- Airlines & Charters
- Cargo
- Maintenance
- Manufacturing
- Anything to do with anything that flies!

Call us today for more information!

518-563-1000

