

2017 Report to the Schenectady County Legislature

February 5, 2018



Pre-2004 Organization Chart

- City of Schenectady Economic Development Fund
- Schenectady Empire Zone/Zoning office
- Schenectady Renewal Community
- Schenectady Heritage Area/Urban Cultural Park
- Jobs, etc.
- City of Schenectady IDA
- Downtown Schenectady Improvement Corporation Façade Program
- Little Italy Loan Fund
- Schenectady LDC
- Metroplex
- Schenectady County Community Business Center
- Schenectady County IDA
- Schenectady Economic Development Corporation
- Schenectady Employment Training Development Corporation
- Schenectady Job Training Agency
- U-Start Business Incubator
- World Trade Center
- Capital Region Economic Development Corporation
- Schenectady Industrial Corporation



2004 - Present

Single Point of Contact to Serve Businesses and Investors

Unified Economic Development Team



Results

Unified Economic Development Team delivers results

92 economic development announcements in 2017

Today, the Unified Economic Development Team has over \$300 million in job-producing, tax base-producing projects under construction in Schenectady County



Airport Business Park

Three new tenants recruited - County receives \$450,000 from land sales



Bruno Associates

\$2 million investment

30 new jobs

16,000-square-foot building



C2 Design and Euro Tile & Stone

\$1 million investment

30 jobs growing to 40 jobs

8,000-square-foot building

This deal closed today



Airport Business Park



Expansion for air ambulance company that we landed at Airport Business Park



Airport Business Park

New business aircraft center funded by NYS grant –
fourth largest airport grant in State



Glenville Business and Technology Park



Adirondack Beverages

\$2.9 million expansion, 24 new jobs, 260 existing jobs



Communications Test Design Inc. (CTDI) Expansion

Current facility on former Burgess site: 150,000-square-feet, 300 jobs

New facility now under construction: 98,000-square-feet at former Navy Admin Building, 37 new jobs, \$5 million investment



Glenville Business and Technology Park



FIORELLO
PHARMACEUTICALS

Fiorello Pharmaceuticals

One of only ten medical marijuana facility licenses in NYS

Jobs and sales tax benefit

Purchase of GSA Property

\$1.35 million to purchase 40-acres of former Scotia Navy Depot

\$15 million clean-up to protect water supply completed



Route 5 Agri-Business Corridor



Riverside Maple Farms

5,300-square-foot facility

Production, processing, tours, retail store

Adds to agri-tourism efforts

Duanesburg

Work continues on sewer upgrade with support from Metroplex



Niskayuna Waterfront

Rivers Ledge

Completed approvals for \$26 million redevelopment of waterfront project at Williams Auto site



Niskayuna Zombie Property

840 Union Street

Blighted property on corner of Union and Balltown to be demolished and replaced with a new home/Land Bank support



Rotterdam Progress



Former Macy's

Won NYS Tax Center/Communications Center, 700 jobs, 80,000-square-feet, \$8 million renovation completed on time, NYS hiring at this location, great entry way to State careers



L&M Motel

Demolished blighted L&M Motel near aquifer wells
Working on additional aquifer sites now with Town to protect 1 trillion gallon resource



Vacant, Blighted Sites Turning Into Rotterdam/ County Assets

Work on schedule at \$13 million Draper and \$26 million Curry Road projects



Riverfront Success



ALCO Site: Before



ALCO Site: Before

Taxes Paid/Community Benefits: \$0



ALCO Site: After

\$480 Million Investment that Creates Tax Base and Adds:

- ✓ Property Tax
- ✓ Sales Tax
- ✓ Hotel Occupancy Tax
- ✓ Mortgage Recording Tax
- ✓ Casino License Fee
- ✓ Share of Casino Revenues



ALCO Site: Jobs

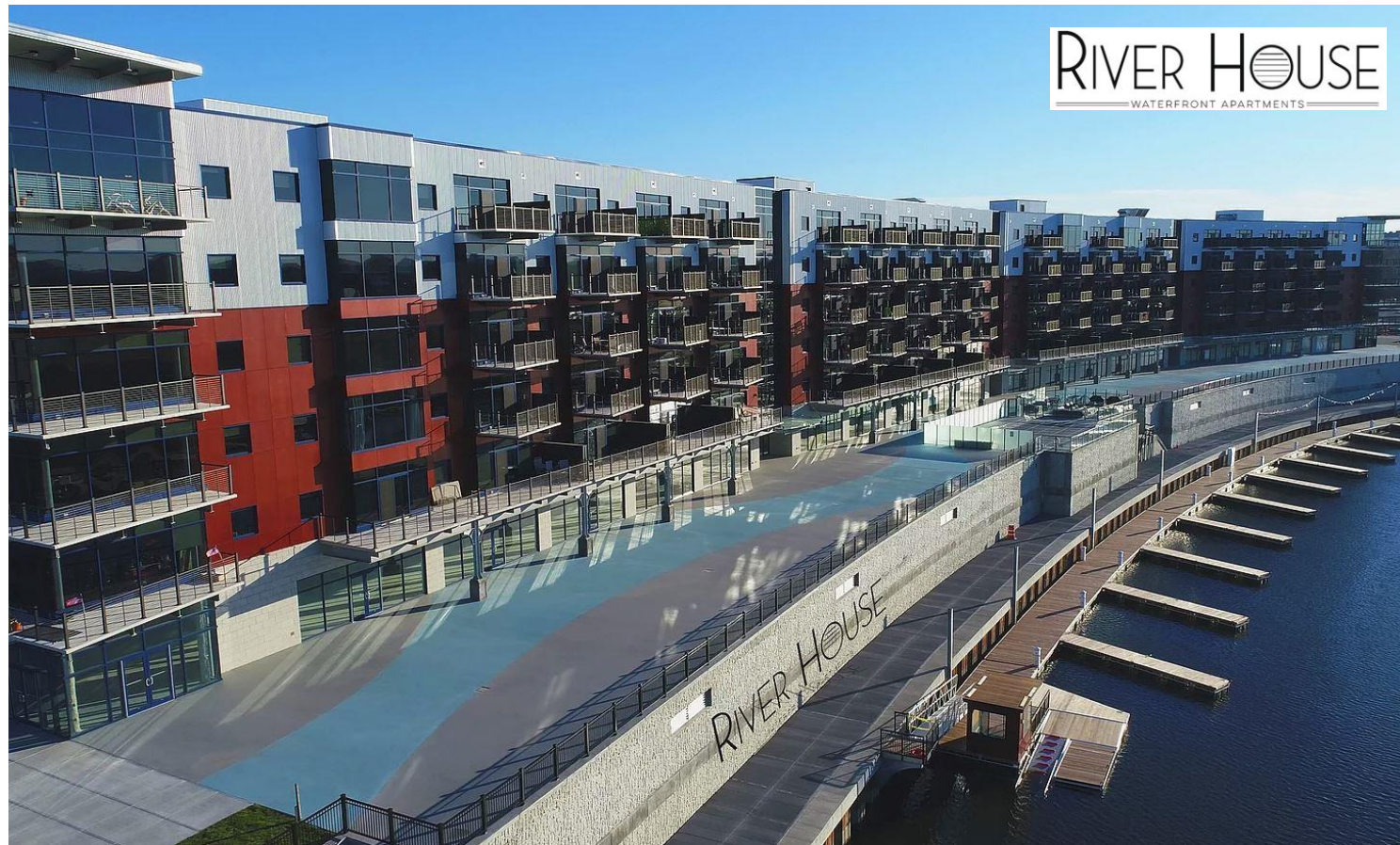
Before: 50
Today: 1,100+
\$43 million in wages



1 million+ construction hours



River House



RIVER HOUSE
WATERFRONT APARTMENTS



Tech Office Space



Two buildings: 104,000-square-feet



New Townhomes



New Marina and Amphitheater

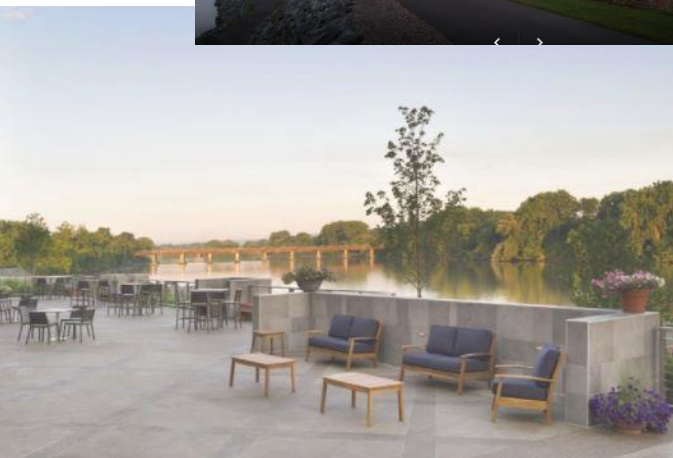
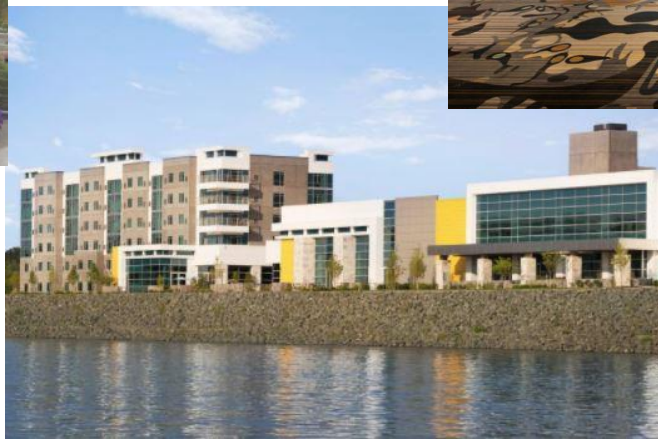
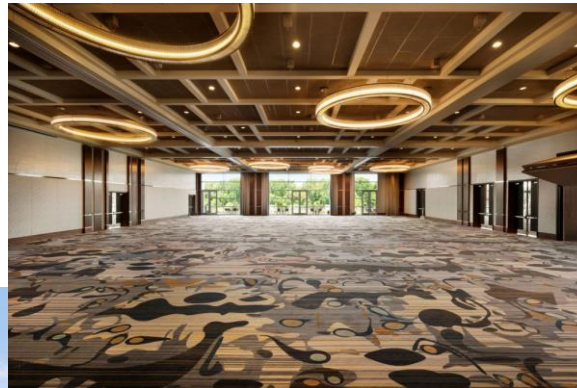


Lodging

Ability to host meetings and conventions with two hotels,
1,000-person meeting room, 350 events held in first year



10,000 square-foot Grand Ballroom
4,000+ square-feet of pre-function space
9,000+ square-feet of outdoor terrace space
5 smaller gathering rooms: 1,000-3,000 square-feet



Mohawk Harbor is Driving Infrastructure Upgrades and Development



New \$23 million Amtrak Station



Infrastructure Upgrades

New \$4 million roundabout in front of site completed on time and on budget

New \$3 million rail bridge at Nott and Erie on time and on budget

New \$6 million in upgrades to Erie Blvd completed on time and on budget

ALCO Heritage Trail



Infrastructure Upgrades



photo credit: Peter Barber, Daily Gazette

Erie Boulevard railroad overpass -
bridge lights in design will be installed this year



Investments Adjacent to Mohawk Harbor

Nott School new apartments \$2 million (former DSS)

New Homewood Suites \$15 million Glenville

New apartments on Erie \$5 million

Rivers Ledge in Niskayuna \$26 million



Downtown Growth Continues



Schenectady Innovation Project (SIP) \$15 million



Downtown Growth Continues



Mill Artisan District \$11 million



Downtown Growth Continues



13 State Street (old YMCA) \$18 million



Downtown Growth Continues



105 Clinton Street (Labor Temple) \$500k



Gateway Plaza



Downtown Growth Continues



148 Clinton Street \$1.7 million



Downtown Growth Continues



101 Nott Terrace (Schaffer) \$6 million



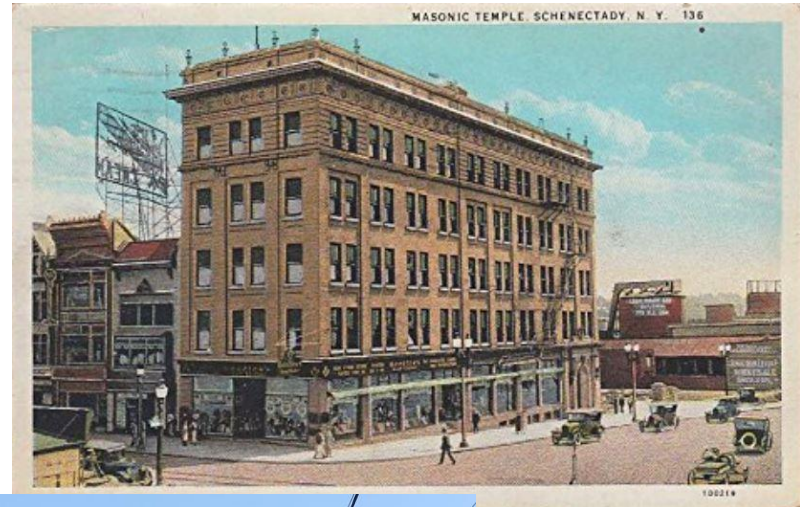
Downtown Growth Continues



Great Flats Brewery



Downtown Growth Continues



302 State Street \$5.3 million



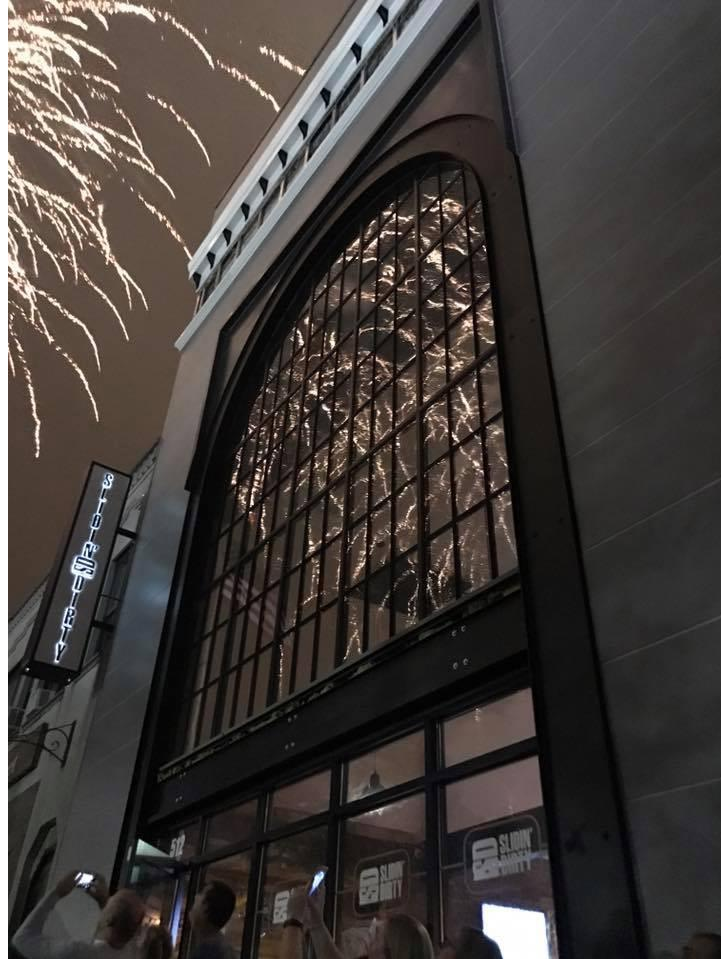
Downtown Growth Continues



Electric City Apartments \$20 million



Downtown Growth Continues



The Foster Building - Part 2 \$7 million



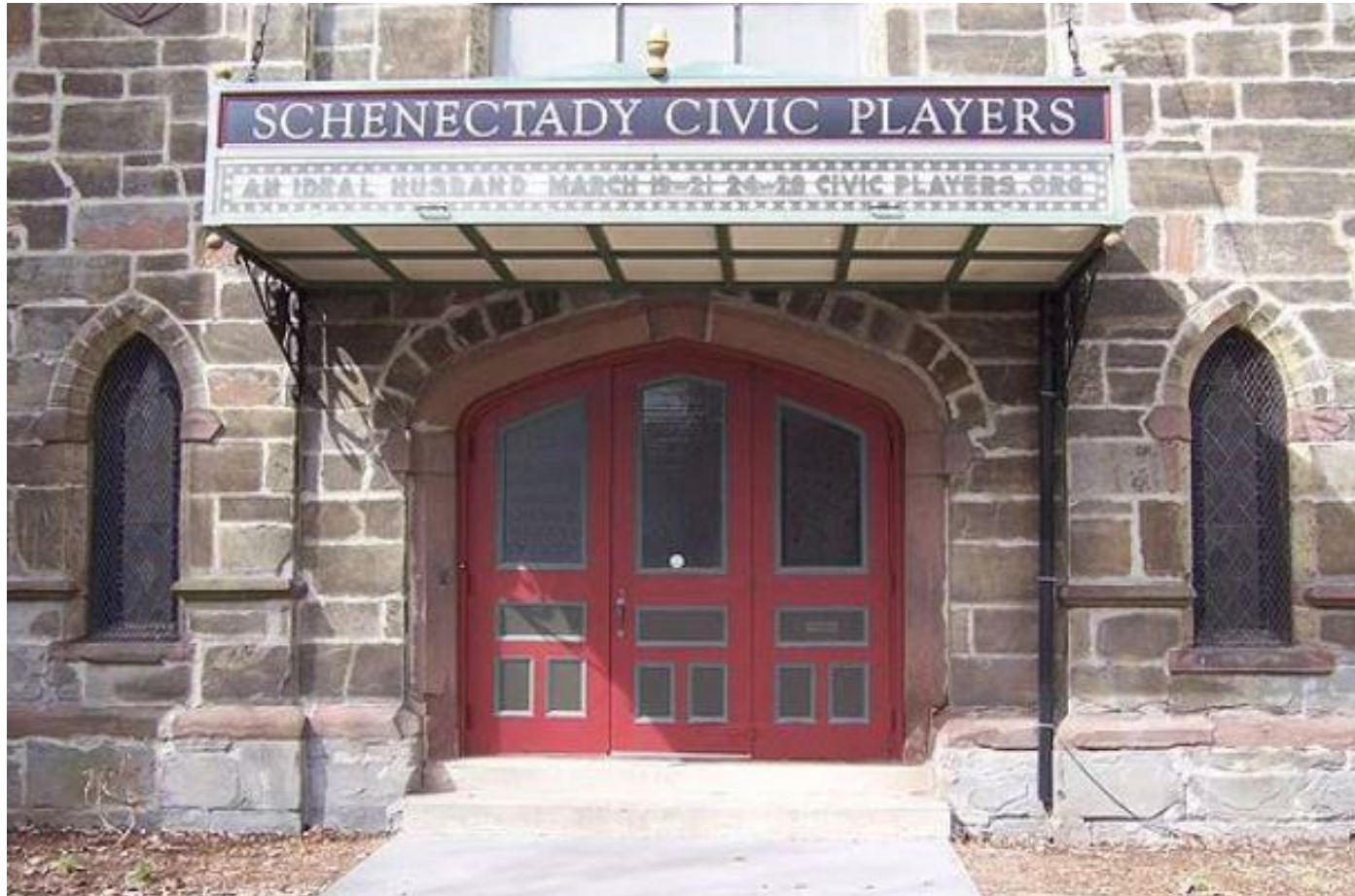
Downtown Growth Continues



118 Jay Street \$650,000



Renovations and Façade Work



SCHENECTADY CIVIC PLAYHOUSE
THE CAPITAL DISTRICT'S OLDEST COMMUNITY THEATER



The Addy at Proctors



Neighborhood Progress



photo credit: Peter Barber, Daily Gazette

108 Union Street



Neighborhood Progress



Live-in Schenectady



Neighborhood Progress



Crosstown Commons \$13 million

Cambridge Towers \$5 million



Neighborhood Progress



Hillside View Apartments Part I and II \$50 million



Neighborhood Progress



Joseph L. Allen Apartments open \$18 million



Neighborhood Progress



1030-32 Crane Street demolished to make way
for the new Mont Pleasant Library



Neighborhood Progress



photo credit: Marc Shultz, Daily Gazette

Former bank building at Nott and Van Vranken to be renovated and house Union College's Campus Safety Department

Union College Science Center \$70 million bonds
\$350k County CRC \$250k City



Eastern Avenue Progress with Metroplex and Land Bank

New park (Tribute Park) with splash pad

Over 10 vacant buildings renovated

A new LEED-certified home is under construction providing workforce training to students from [SEAT Center](#)

Six façade improvement projects have been completed or are underway

Over 25 buildings beyond repair have been demolished to eliminate blighted property

Former St. Mary's Church has been renovated and is now a restaurant and banquet/special events facility/site also added to the historic register

\$6 million renovation of the former Schaffer Senior Center underway



Eastern Avenue Progress with Metroplex and Land Bank



Asbestos removal underway at 839 Eastern Avenue



PILOTS

Annual PILOT Report released 1/12/18

61 PILOTS = \$15.68 million

54 of 61 properties paid \$0 or nominal taxes prior to project



Capital Plan

Draft Plan reviewed by Metroplex Governance Committee 2/7/17

Public Hearing noticed Daily Gazette 2/23/17

Public Hearing 2/28/17

Metroplex adopted 3/8/17

Metroplex Chair presented to the County Legislature 4/3/17

All other required reports submitted to ABO/OSC including audited financials



Summary

Over \$150 million in new job and tax base producing investments in 2017

Over 900 new jobs

