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
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
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
$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
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

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

photo credit: Peter Barber, Daily Gazette
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
Downtown Growth Continues

148 Clinton Street  $1.7 million
Downtown Growth Continues

101 Nott Terrace (Schaffer)  $6 million
Downtown Growth Continues

Great Flats Brewery

Schenectady, NY
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
The Addy at Proctors
Neighborhood Progress

108 Union Street

photo credit: Peter Barber, Daily Gazette
Neighborhood Progress

Live-in Schenectady
Cambridge Towers  $5 million
Crosstown Commons  $13 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

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
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