

# 2018 Report to the Schenectady County Legislature

March 4, 2019



# Momentum Continues

96 announcements in 2018

More results = more investment



# Key Aspects of Unified Economic Development Team Efforts

Smart growth

Single point contact

Real results

Good paying jobs

Quality construction

Rebuilding capital stock

Green

Protect the Aquifer



# Economic Development Team Creates Revenue

61 Pilots paid \$15.4 million -- 55 or 90% of the Pilots paid \$0 or nominal amount prior to project

\$2 million Trustco sale

Trustco parking lot sale pending

\$100,000 for Aqueduct land sale for Rivers Ledge development

\$81,200 for assuming parking lease at former DMV

\$250,000 for former DMV sale

Sale of airport property, former DSS, etc.

Every project directly adds sales tax/property tax/jobs.



# Rotterdam

The Residences at Vista Square opened at former town-owned, long vacant Curry Road Plaza

Metroplex paid \$350,000 for demolition and \$140,000 for sewer/Town received \$350,000 for site

Total investment by developer \$28 million

Metroplex ROI = 57 to 1



# ViaPort Rotterdam

Former Macy's open as NYS Contact Center

\$1 million investment by Metroplex leveraged \$8 million private investment

700 State jobs to County



# Crosstown Commons

On City/Rotterdam border

Total makeover for Plaza

\$3.5 million investment

7<sup>th</sup> retail center project



# Rotterdam Corporate Park



Largest business park in Capital Region

Almost 4 million square feet





# Rotterdam Corporate Park

New 100,000 square foot building

\$5 million at site where WW1 buildings were demolished = smart growth



PiSA BioPharm \$66 million,  
187,000 square feet,  
100 new jobs



# Rotterdam



Gatherers Granola to Hamburg Street – former GU now 100% occupied, Town completes Hamburg Street corridor improvements



Bike trail connection in Rotterdam

\$200 million for Statewide Trail connections

\$7 million for Rotterdam Junction

Will provide for trail connection from Colonie / Niskayuna line to Montgomery County line



# Rotterdam

Bobby Young Auto clean up to protect Aquifer



# Princetown

Solar Development \$38 million investment by Teichos Energy from Seattle

150 acre site – 20 megawatts

**TEICHOS**



# Duanesburg



Back Barn Brewery

Working with Town on other agribusiness prospects

Sewer work completed – partially funded by Metroplex



# Niskayuna

Williams Auto \$30 million Rivers Ledge final approvals received

Adds to waterfront momentum – site work starts this month



# Niskayuna

E/One expansion – two projects

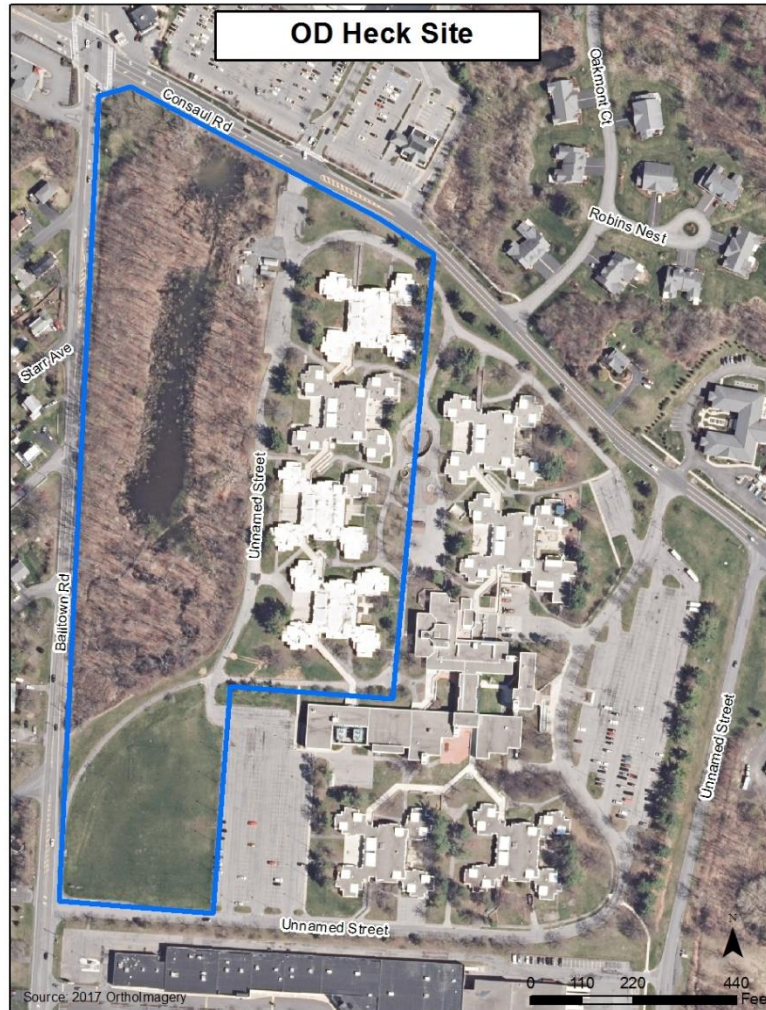
5,000 square feet, \$400,000

10,600 square feet, \$2 million





# OD Heck





# Niskayuna Commerce Park



# Niskayuna Zombie Properties



# Glenville



\$1.485 million airport infrastructure grant enabling private investment of \$4 million in new hangar and office/REVA expansion

New water lines \$150,000



Bruno Associates 15,000 square feet (completed)

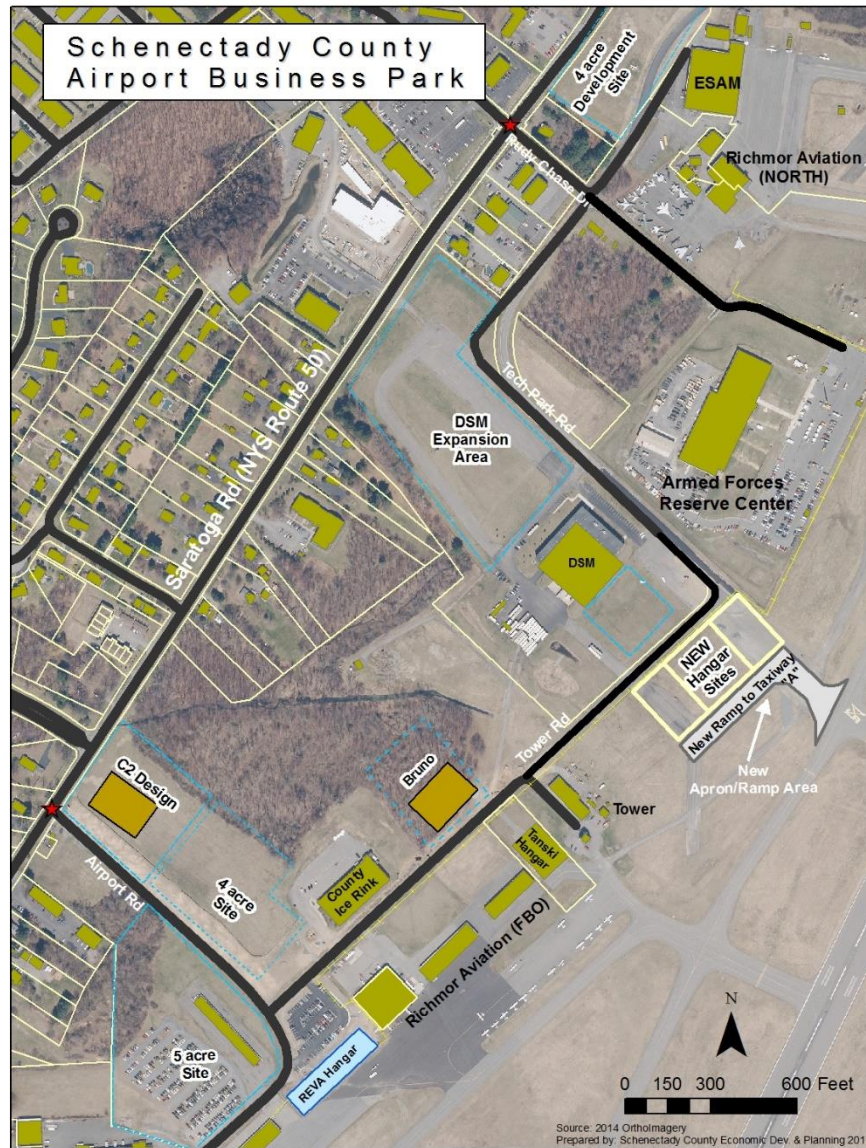


C2 Design Group 12,000 square feet (under construction)





# Airport Business Park



# Glenville Business and Technology Park



\$420,000 rail grant to assist Dimension Fabricators and Adirondack Beverages



SQP \$8 million investment, 45 new jobs, 100 retained jobs



BelGioioso 100,000 square feet new construction, \$25 million, 100 new jobs



2nd CTDI building 100,000 square feet



FIORIELLO  
PHARMACEUTICALS

Fiorello Pharmaceuticals



Best tasting water winner - Glenville





# Glenville Business and Technology Park



# City of Schenectady

Another year of growth downtown  
Major investments in City neighborhoods



# Downtown Plan

Phase I: Broadway to Proctors Block to Jay to new Golub HQ replacing closed Big N site

Phase II: Erie from renovated GE campus to new Mohawk Harbor replacing closed Alco site

Phase III: Lower State from Erie to SUNY Schenectady





# Phase I Largely Complete

Bridges fixed and lit up – State Street, Union, Liberty, Erie next



# Jay Street Lighting



# New Train Station





# Phase I

Renovation of former Schaffer Senior Center \$5.7 million

426 State Street more upgrades - \$250,000 private investment

Union Inn - \$500,000 private investment

Former DSS \$3 million, 16 apartments, 100% leased

432 Franklin Street near City Hall

Seneca Block Building



# Phase I

Former Labor Temple

Foster Block completed - \$7 million, 21 apartments,  
7,000 square feet of offices, ground floor retail

Former Gazette Press \$5 million, 20 tons debris removed



# Phase I

## Clinton Street Mercantile





# Phase I

Garage new deck, new sign, other upgrades

Proctors 1,000+ events

25 companies at URBAN CO-WORKS

Entertainment-technology mix



## Phase II: Erie from GE to Harbor

New apartments on Erie \$5.8 investment

Former Trustco \$4.5 million renovation office/apartments

Alltown Market \$4 million

Alco tunnel trail





# Mohawk Harbor

Casino 1,058 jobs

Alco Heritage Trail

Beekman headquarters

Delta Engineers

LeChase Construction

Harbor Jam

Aquatics Center \$15 million



## Phase III: Lower State

Jahnel Group 50 new jobs, leasing 17,000 square feet at top floor of the Mill Artisan District

Restore NY grant \$1.8 million for \$20 million private investment includes former DMV on State, 134 State, 302 State

Old Y at 13 State 100% occupied across from new Gateway Plaza

Mill Artisan District - Frog Alley Brewery



# Phase III: Lower State

Bountiful Bread



Electric City Apartments

Armory

Alco trail link bridge to bridge



# Neighborhoods

Live in Schenectady \$3.5 million

Yates Village \$25 million

Renaissance Square \$19 million





# Neighborhoods

Joseph Allen Apartments \$18 million

Summit Towers Renovation \$7 million

Hillside View Phase I \$20 million, Hillside View II \$40 million



# Neighborhoods

Elmer Avenue School \$10 million

Land Bank demos and renos over 120 buildings \$7.1 million

Tribute Park \$550,000



# Neighborhoods

Former Bank at Union and Van Vranken \$1.65 million

New Crane Street Library \$2.6 million

New Boys/Girls Club \$13 million



# Neighborhoods

Upper Union streetscape and facades \$2.4 million

Crane Street Commercial corridor facades \$460,000

Home sales of city owned property record year in 2018:  
146 sold \$2.43 million





# Reporting

Budget Report

Certified Financial Audit Report

Procurement Report

Investment Report

Report of Operations

Statement of Mission/Measures

Report of Properties

Five-Year Capital Projects Plan



# Summary

\$275 million in new investments

600 new jobs

Thank you to Unified Economic Development Team

