



## 2020 Mission Statement and 2019 Performance Report

**Mission Statement:** The mission of the Schenectady Metroplex Development Authority is to enhance the long-term economic and social vitality as well as overall quality of life in Schenectady County through a comprehensive, coordinated program of economic development within the Metroplex service district with particular emphasis on downtown Schenectady. Attract, incentivize (when necessary) and leverage private investment through various forms of financial assistance; assist with site acquisition assemblage, development and revitalization; and, provide cooperative technical assistance and support through its participation in projects, programs and other initiatives. The Metroplex enabling statute allows the Authority to design, plan, finance, site, construct, administer, operate, manage and maintain facilities within its service district.

### **Performance Benchmarks / Stakeholder Expectations**

1. Expand the real property tax base
2. Expand the County-wide sales tax base
3. Create and retain jobs (measurement based on projections with periodic reports to ascertain the accuracy of projections)
4. Provide and leverage financial assistance (measurement based on amount of Metroplex participation compared with other funding support and private investment)
5. Encourage development in specific key geographic areas (corridor improvement and development) in which investments will be strategically important in accomplishing other objectives and are cost-effective
6. Improve downtown living via community amenities, civic improvements, community image, attractiveness and marketability

**Authority self-evaluation of prior year performance** (based upon established measurements): To be provided by March 31, 2020 related to 2019 performance.

### **1. Expand the real property tax base**

In January 2020, Metroplex released its annual report summarizing Payment in Lieu of Tax (PILOT) real property agreements administered by the Authority for the prior year. In 2019, 68 PILOTs generated a total of \$16,369,131 million for local governments and school districts in Schenectady County. The total for 2018 was \$15,365,614 million.

The 2019 report is as follows:

## **Downtown Schenectady**

- General Electric: \$2,661,357. \$2,645,903 last year.
- 1008 Barrett Street (Town Homes at Union Square): \$7,959.  
\$8,000 last year. Project replaced blighted, vacant buildings with new townhomes.
- One Broadway Center (mixed-use space): \$298,141.  
\$301,029 last year. Paid no taxes prior to project.
- 135 Broadway (U-Tech Products): \$31,993.  
\$30,861 last year. Paid no taxes prior to project.
- 242 Broadway (apartments): \$108,900.  
\$108,900 last year. P nominal taxes on vacant land prior to project.
- 245 Broadway (mixed-use space): \$20,231.  
\$17,998 last year. Paid nominal taxes on vacant land prior to project.
- 564 Broadway (Marcella's): \$85,283.  
\$81,745 last year. Paid nominal taxes on vacant land prior to project.
- 588 Broadway (ATC Argo Tech): \$55,786.  
\$52,896 last year. Vacant junkyard, paid no taxes prior to project.
- 797 Broadway: \$69,529. Former tax-exempt site.
- 144 Clinton Street (mixed-use space): \$6,240. First year of PILOT.
- 1419 Erie Boulevard (Colonial Commons): \$43,644. First year of PILOT.
- 111 Liberty Street (apartments): \$41,786.  
\$41,996 last year. Long-vacant office building converted to housing.
- 600 Liberty Street (JMR Development, LLC): \$249,137.  
\$76,124 last year. Vacant retail site prior to project.
- 1510 Maxon Road (Golub Headquarters): \$598,225.  
\$598,677 last year. Vacant for 30 years, paid nominal taxes prior to project.
- 100 Nott Terrace (DoubleTree): \$167,561.  
\$161,168 last year. Project added new hotel tax base.
- 13 State Street (senior housing): \$37,938  
\$37,382 last year. Paid no taxes prior to project.
- 202 State Street (apartments): \$18,000.  
\$18,000 last year. Long-vacant building converted to housing.
- 325 State Street (Mexican Radio): \$0.  
\$26,335 last year. Paid no taxes prior to project.

- 400 State Street (Scotia Holdings, Inc.): \$90,629.  
\$91,083 last year. Paid no taxes prior to project.
- 409 State Street (apartments): \$32,832.  
\$32,997 last year. Paid no taxes prior to project.
- 411 State Street (Paul Mitchell The School): \$24,873.  
\$24,998 last year. Paid no taxes prior to project.
- 426 State Street (mixed-use space): \$50,000.  
\$83,696 last year. Paid no taxes prior to project.
- 433 State Street (Center City): \$248,676.  
\$300,000 last year. Paid \$10,000 per year in taxes prior to project.
- 440 State Street (Transfinder): \$31,277.  
\$29,555 last year. Paid no taxes prior to project.
- 447 State Street (Bombers Burrito Bar): \$28,944.  
\$27,680 last year. Paid no taxes prior to project.
- 450 State Street (Hampton Inn): \$174,110.  
\$174,983 last year. Paid no taxes prior to project.
- 508 State Street (Foster Complex): \$44,650.  
\$23,441 last year. Paid no taxes prior to project.
- 625 State Street (MVP): \$696,442.  
\$699,932 last year. Paid no taxes prior to project.
- 525 Union Street (apartments): \$9,949.  
\$10,000 last year. Project replaced blighted, vacant buildings.
- 117 Washington Avenue (College Suites): \$30,914.  
\$30,285 last year. Paid no taxes prior to project.
- 125 Washington Avenue (former Schenectady Armory, now Legere Center): \$55,362.  
\$53,647 last year. Paid no taxes prior to project.

### **Schenectady**

- 780 Albany Street (Joseph L. Allen Apartments): \$36,913.  
\$36,372 last year. Formerly vacant buildings that paid nominal taxes prior to project.
- 526 Altamont Avenue (Schenectady Center): \$573,009.  
\$526,011 last year. New skilled nursing facility built on vacant land.
- 301 Green Street (apartments): \$23,878.  
\$23,998 last year. Long-vacant manufacturing building paid nominal taxes prior to project.

- 323 Kings Road (Kingsway Community): \$347,266. \$331,837 last year. Building expansion added tax revenues.
- 600 McClellan Street (Ellis medical offices): \$79,915. \$76,124 last year. Paid no taxes prior to project.
- 421 Peek Street (STS Steel): \$5,644. \$5,699 last year. Prior to project paid nominal taxes on vacant land.
- 200 Harborside Drive (office space): \$32,116.
- 221 Harborside Drive (The River House) \$439,696. \$160,666 last year.
- Community Builders (Hillside View): \$41,992. \$21,660 last year. Formerly vacant buildings that paid nominal taxes prior to project.
- 718 Albany Street (Summit Towers): \$104,545. \$54,204 last year.

### **Town of Glenville**

- 150 Dutch Meadows Lane (Glenwyck Development, LLC): \$205,239. \$179,966 last year. Prior to project paid nominal taxes on vacant land.
- 175 Freeman's Bridge Road (Mohawk Honda): \$126,737. \$118,088 last year. Vacant retail building prior to project.
- 115 Saratoga Road (mixed-use space): \$197,154. \$183,126 last year. Formerly vacant land.
- 204 Saratoga Road (Target): \$203,000. No change. Project replaced long-vacant retail plaza.

### **Glenville Business and Technology Park**

- 500 Amsterdam Road (CTDI): \$67,906. First year of PILOT.
- 2160 Amsterdam Road (CTDI): \$216,947. \$197,992 last year. Paid nominal taxes on vacant land prior to project.
- Glenville Business and Technology Park (former Scotia Naval Depot): \$304,846. \$297,563 last year. Paid no taxes prior to project.
- 185 1<sup>st</sup> Street (BelGioioso Cheese): \$47,510. \$30,688 last year. Formerly vacant federal site.
- 9 Tower Road (Bruno Associates): \$4,087. First year of PILOT. Formerly tax-exempt land.

### **Schenectady County Airport Business Park (Glenville)**

- 451 Rudy Chase Drive (DSM): \$143,169.  
\$132,865 last year. Paid no taxes prior to project.

### **Niskayuna Commerce Park**

- 2 Commerce Park Drive (Trelleborg Sealing Solutions / Automated Dynamics): \$36,301.  
\$33,400 last year. Paid nominal taxes on vacant land prior to project.
- 30 Commerce Park Drive (Unilux Boilers): \$57,835.  
\$146,799 last year. Paid nominal taxes on vacant land prior to project.

### **Town of Rotterdam**

- General Electric: \$5,000,000. \$4,926,380 last year.
- SI Group: \$806,251. \$775,670 last year.
- 1925 Curry Road (Columbia Altamont): \$52,366.  
\$49,210 last year. Vacant retail building prior to project.
- 901 Draper Avenue (Draper Lofts): \$44,613. First year of PILOT. Former school that was tax-exempt.
- 2696 Hamburg Street: \$15,003.  
\$14,758 last year. Long-vacant retail building prior to project.
- 105 Long Pond Drive (Long Pond Village): \$326,461.  
\$294,461 last year. Prior to project paid nominal taxes on vacant land.
- 1410 Curry Road (Vista Square): \$25,279.  
\$13,892 last year. Former Town-owned vacant plaza.
- 93 West Campbell Road: \$33,250.  
\$29,357 last year. Former Macy's now office space for 700 State employees.

### **Rotterdam Corporate Park**

- 1130 North Wescott Road (FG Rotterdam Holdings): \$39,525.  
\$32,433 last year. Prior to project paid nominal taxes on vacant land.
- 1500 Rotterdam Corporate Park (NE IP Holding): \$148,333.  
\$129,100 last year. Prior to project paid nominal taxes on vacant land.
- Building 9: \$13,616. \$13,837 last year.
- Building 14: \$58,802. \$50,680 last year. Paid no taxes prior to project.

- Distribution Center: \$351,616.  
\$301,689 last year. Prior to project paid nominal taxes on vacant land.

**Village of Scotia**

- 25 Mohawk Avenue (mixed-use office space): \$63,004.  
\$55,851 last year. Closed retail location and brownfield site that paid no taxes prior to project.

**2. Expand the County-wide sales tax base**

The following table sets forth the sales tax collected by Schenectady County since the inception of the Authority:

For fiscal year ending December 31

<b>1998</b>	\$ 45,900,782		<b>2009</b>	\$ 80,265,366
<b>1999</b>	\$ 54,683,932		<b>2010</b>	\$ 82,304,702
<b>2000</b>	\$ 61,266,648		<b>2011</b>	\$ 88,891,718
<b>2001</b>	\$ 61,551,810		<b>2012</b>	\$ 90,985,636
<b>2002</b>	\$ 66,400,746		<b>2013</b>	\$ 90,372,624
<b>2003</b>	\$ 70,824,112		<b>2014</b>	\$ 94,464,344
<b>2004</b>	\$ 75,787,290		<b>2015</b>	\$ 94,632,000
<b>2005</b>	\$ 78,692,540		<b>2016</b>	\$ 94,380,994
<b>2006</b>	\$ 81,834,041		<b>2017</b>	\$101,567,424
<b>2007</b>	\$ 80,629,935		<b>2018</b>	\$101,759,501
<b>2008</b>	\$ 82,654,851		<b>2019*</b>	\$ 99,306,000

\*preliminary

The Authority’s sales tax revenues for the past 5 fiscal years are as follows:

<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
\$8,242,669	\$8,268,508	\$8,891,405	\$8,706,536	\$9,462,961

**3. Create and retain jobs (measurement based on projections with periodic reports to ascertain the accuracy of projections)**

Metroplex currently measures the total number of jobs created or retained as a result of direct financial assistance and technical assistance at over 7,000 jobs.

**4. Provide and leverage financial assistance (measurement based on amount of Metroplex participation compared with other funding support, and private investment)**

The Authority has expended \$203,917,406 towards projects leveraging approximately \$2,000,000,000 in additional project investments through December 31, 2019.

**5. Encourage development in specific key geographic areas (corridor improvement and development) in which investments will be strategically important in accomplishing other objectives and are cost-effective**

The Authority's Governance Committee has identified a strategic network of development-ready sites throughout Schenectady County within existing business parks and developing new parks emphasizing "smart growth" economic development. Existing business parks include:

**Glenville:** Airport Business Park, Glenville Business and Technology Park

**Niskayuna:** Niskayuna Commerce Park, Shop Rite Square (office/retail), GE Global Research

**Rotterdam:** General Electric Company/Main Energy Campus, Burdeck Street Business Park, Rotterdam Corporate Park

**Schenectady:** General Electric Company/Main Energy Campus, Mohawk Harbor, Broadway Commerce Park

Additionally, the Authority continues to focus efforts on three key strategic corridors:

- Downtown (from Proctors Block/Broadway/Jay Street) to College Park
- Erie Boulevard (from GE Campus to Mohawk Harbor)
- Lower State Street (below Erie Boulevard to Western Gateway Bridge)

**6. Improve downtown living via community amenities, civic improvements, community image, attractiveness and marketability**

In 2019, Metroplex provided assistance in the development of several market-rate rental housing initiatives (Electric City Apartments, the Fitzgerald Apartments, the Mill Artisan District, Barret Village townhouses, and Prestige Parkway condominiums). Metroplex continues to support downtown pedestrian infrastructure, including expanded arts, entertainment and cultural venues. Metroplex remains committed to keeping downtown Schenectady clean and safe (Downtown Schenectady Improvement Corporation support grant, the Downtown Fix-up initiative, Ambassador Program).