

# 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+

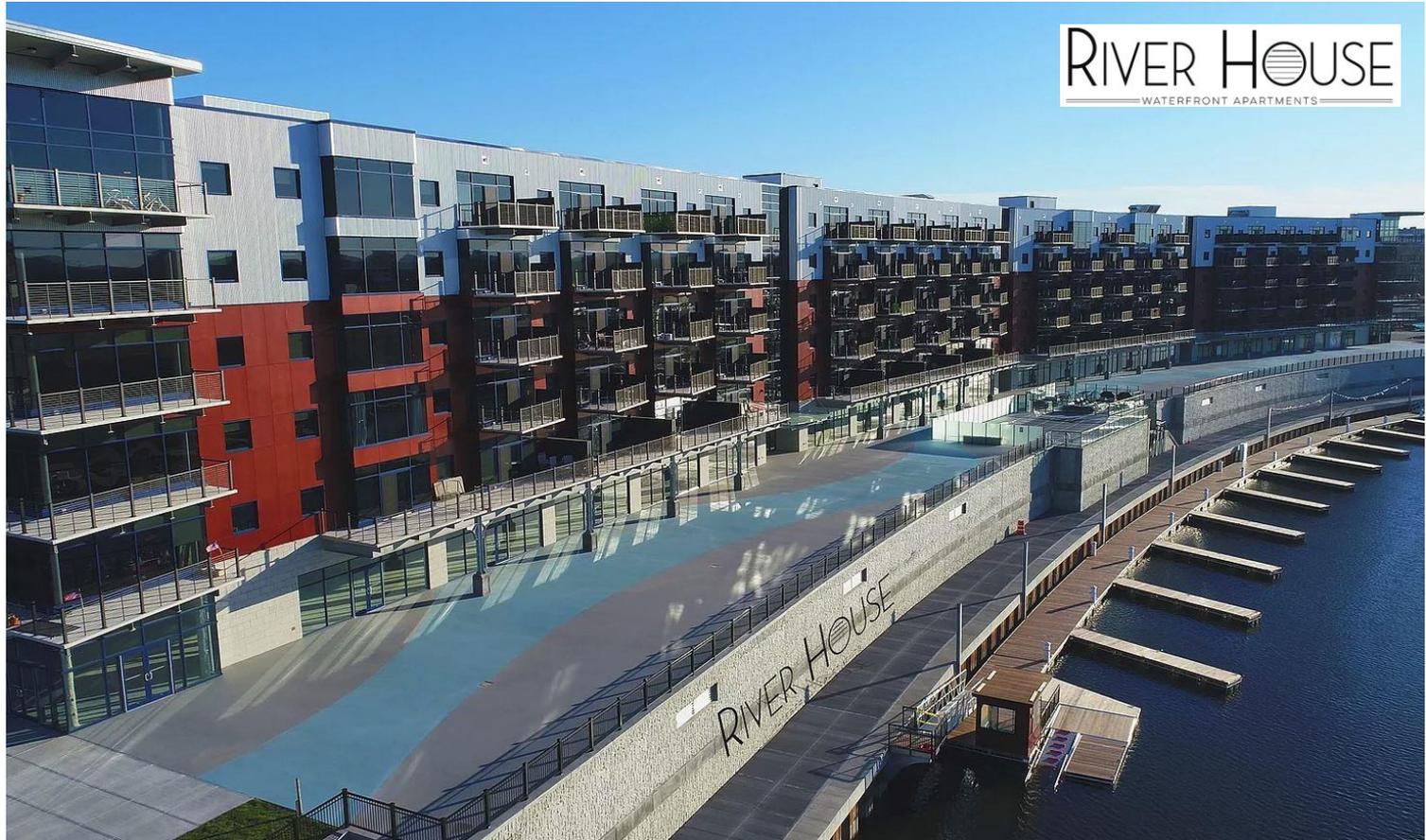
\$43 million in wages



1 million+ construction hours



# River House



# 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



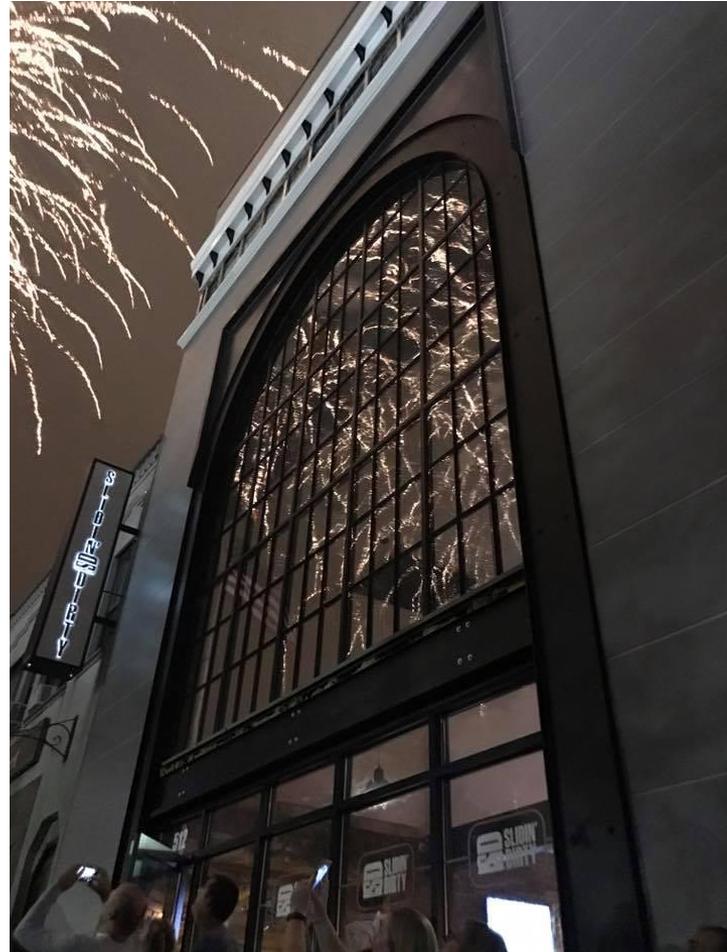
# Downtown Growth Continues



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



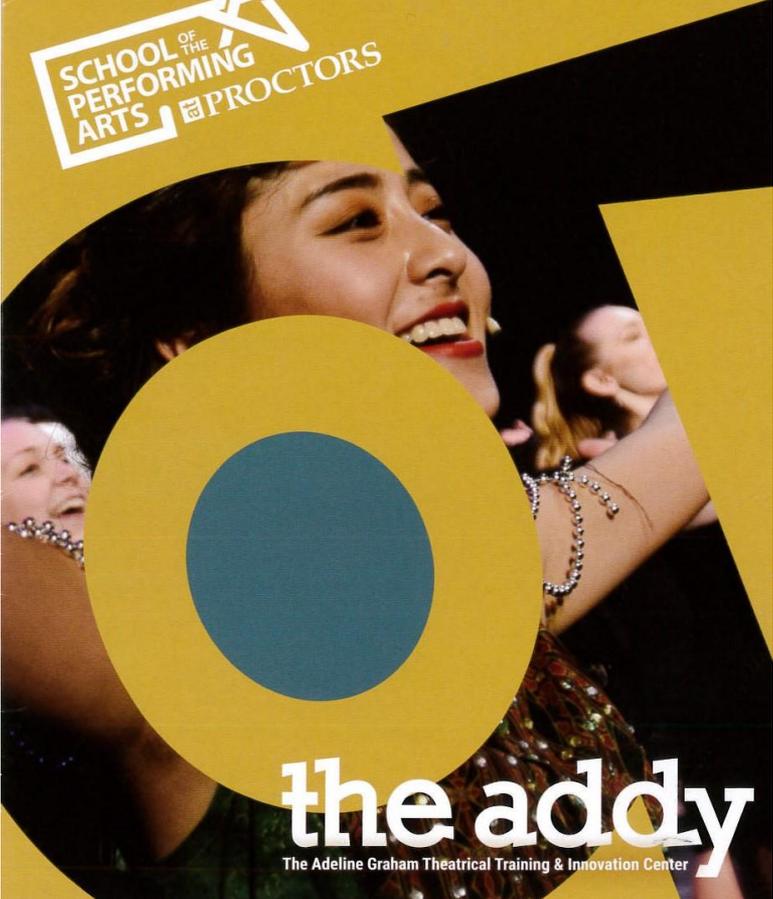
**SCHENECTADY CIVIC PLAYHOUSE**  
THE CAPITAL DISTRICT'S OLDEST COMMUNITY THEATER



# The Addy at Proctors

**2018 WINTER SESSION**  
**WEEKLY CLASSES**

SCHOOL OF THE PERFORMING ARTS @PROCTORS



**the addy**  
The Adeline Graham Theatrical Training & Innovation Center



# 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

