



## 2021 Mission Statement and 2020 Performance Benchmarks / Stakeholder Expectations

**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, 2021 related to 2020 performance.

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

In March 2021, Metroplex released its annual report Payment in Lieu of Tax (PILOT) real property agreements administered by the Authority for the prior year. In 2020, 68 PILOTs generated a total of \$16.8 million for local governments and school districts in Schenectady County. The total for 2019 was \$16,369,131.

The 2020 report is as follows:

## **Downtown Schenectady**

General Electric: \$2,612,479  
\$2,661,357 last year.

1008 Barrett Street (Town Homes at Union Square): \$7,996  
\$7,959 last year. Project replaced blighted, vacant buildings with new townhomes.

One Broadway Center (mixed-use space): \$297,227  
\$298,141 last year. Paid no taxes prior to project.

135 Broadway (U-Tech Products): \$15,787  
\$31,993 last year. Paid no taxes prior to project.

242 Broadway (apartments): \$108,900.  
\$108,900 last year. Paid nominal taxes on vacant land prior to project.

245 Broadway (mixed-use space): \$22,488  
\$20,231 last year. Paid nominal taxes on vacant land prior to project.

564 Broadway (Marcella's): \$42,204  
\$85,283 last year. Paid nominal taxes on vacant land prior to project.

588 Broadway (ATC Argo Tech): \$59,017  
\$55,786 last year. Former vacant junkyard paid no taxes prior to project.

797 Broadway: \$134,306  
\$69,529 last year. Former tax-exempt site.

144 Clinton Street (mixed-use space): \$12,000  
\$6,240 last year.

1419 Erie Boulevard (Colonial Commons): \$88,247  
\$43,644 last year.

138 Jay St (Whistling Kettle): \$4,144  
Renovation of former vacant building

111 Liberty Street (apartments): \$41,977  
\$41,786 last year. Long-vacant office building converted to housing.

600 Liberty Street (JMR Development, LLC): \$250,272  
\$249,137. last year. Vacant retail site prior to project.

1510 Maxon Road (Golub Headquarters): \$599,670  
Last year \$598,677. Vacant for 30 years, paid nominal taxes prior to project.

100 Nott Terrace (DoubleTree): \$175,395  
\$167,561 last year. Project added new hotel tax base.

13 State Street (senior housing): \$38,871  
\$37,938 last year. Paid no taxes prior to project.

202 State Street (apartments): \$18,000  
\$18,000 last year. Long-vacant building converted to housing.

400 State Street (Scotia Holdings, Inc.): \$75,115  
\$90,629 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): \$24,986  
\$24,873 last year. Paid no taxes prior to project.

426 State Street (mixed-use space): \$50,000  
\$50,000. last year. Paid no taxes prior to project.

433 State Street (Center City): \$249,976  
\$248,676 last year. Paid \$10,000 per year in taxes prior to project.

440 State Street (Transfinder): \$33,190  
\$31,277. last year. Paid no taxes prior to project.

447 State Street (Bombers Burrito Bar): \$14,338  
\$28,944 last year. Paid no taxes prior to project.

450 State Street (Hampton Inn): \$174,904  
\$174,110 last year. Paid no taxes prior to project.

508 State Street (Foster Complex): \$44,650  
\$44,650 last year. Paid no taxes prior to project.

625 State Street (MVP): \$699,615  
\$696,442 last year. Paid no taxes prior to project.

525 Union Street (apartments): \$11,283  
\$9,949 last year. Project replaced blighted, vacant buildings.

117 Washington Avenue (College Suites): \$31,854  
\$30,914 last year. Paid no taxes prior to project.

125 Washington Avenue (former Schenectady Armory, now Legere Center): \$53,578  
\$55,362 last year. Paid no taxes prior to project.

## **Schenectady**

718 Albany Street (Summit Towers): \$107,116  
\$104,545. last year.

780 Albany Street (Joseph L. Allen Apartments): \$37,821  
\$36,913 last year. Formerly vacant buildings that paid nominal taxes prior to project.

526 Altamont Avenue (Schenectady Center): \$573,009.  
\$573,009 last year. New skilled nursing facility built on vacant land.

2301 Cambridge Road (Cambridge Towers): 77,150  
38,068 last year.

602 Craig St (Hillside View): \$43,445  
\$41,992 last year. Formerly vacant buildings that paid nominal taxes prior to project.

301 Green Street (apartments): \$23,987  
\$23,878 last year. Long-vacant manufacturing building paid nominal taxes prior to project.

240 Harborside Drive (Harbor Center and Courtyard by Marriot): \$60,000

200 Harborside Drive (office space): \$64,889  
\$32,116 last year.

221 Harborside Drive (The River House) \$589,595  
\$439,696 last year.

300-314 Harborside Drive (Mohawk Harbor Townhouses) \$30,776

323 Kings Road (Kingsway Community): \$376,170  
\$347,266 last year. Building expansion added tax revenues.

600 McClellan Street (Ellis medical offices): \$38,596  
\$79,915 last year. Paid no taxes prior to project.

421-431 Peek Street (STS Steel): \$5,627  
\$5,644 last year. Prior to project paid nominal taxes on vacant land.

## **Town of Glenville**

150 Dutch Meadows Lane (Glenwyck Development, LLC): \$227,513  
\$205,239 last year. Prior to project paid nominal taxes on vacant land.

175 Freeman's Bridge Road (Mohawk Honda): \$141,327  
\$126,737 last year. Vacant retail building prior to project.

115 Saratoga Road (mixed-use space): \$219,595  
\$197,154 last year. Formerly vacant land.

204 Saratoga Road (Target): \$203,803  
\$203,000 last year. Project replaced long-vacant retail plaza.

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

500 Amsterdam Road (CTDI): \$110,666  
Last year \$67,906.

2160 Amsterdam Road (CTDI): \$235,888  
\$216,947 last year. Paid nominal taxes on vacant land prior to project.

former Scotia Naval Depot: \$105,394  
\$304,846 last year. Paid no taxes prior to project.

300 BelGioioso Boulevard (BelGioioso Cheese): \$48,516  
\$47,510 last year. Formerly vacant federal site.

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

21 Airport Rd (SuperPower) \$75,080  
24 Airport Rd (C2 Euro Tile) \$22,169

451 Rudy Chase Drive (DSM): \$153,372  
Last year \$143,169. Paid no taxes prior to project.

9 Tower Road (Bruno Associates): \$6,296  
Last year \$4,087. Formerly tax-exempt land.

### **Niskayuna Commerce Park**

2 Commerce Park Drive (Trelleborg Sealing Solutions / Automated Dynamics): \$39,080  
\$36,301 last year. Paid nominal taxes on vacant land prior to project.

30 Commerce Park Drive (Unilux Boilers): \$10,000  
\$57,835 last year. Paid nominal taxes on vacant land prior to project.

### **Town of Rotterdam**

General Electric: \$5,000,000. Same last year.

1925 Curry Road (Columbia Altamont): \$54,412  
\$52,366 last year. Vacant retail building prior to project.

901 Draper Avenue (Draper Lofts): \$84,750 second year of PILOT  
\$44,613 last year. Former school that was tax-exempt.

2696 Hamburg Street: \$18,781  
\$15,003 last year. Long-vacant retail building prior to project.

1938 Curry Road (Eddy Senior Center): \$14,347

1410 Curry Road (Vista Square): \$97,638  
\$25,279 last year. Former Town-owned vacant plaza.

1410 Curry Road (Vista Square 2): \$4,314

93 West Campbell Road: \$33,250  
Same as last year. Former Macy's now office space for 700 State employees.

### **Rotterdam Junction**

1000 Main St (SI Group): \$837,425  
\$806,251 last year.

### **Rotterdam Corporate Park**

1130 North Wescott Road (FG Rotterdam Holdings): \$45,868  
\$39,525 last year. Prior to project paid nominal taxes on vacant land.

1500 Rotterdam Corporate Park (NE IP Holding): \$155,687  
\$148,333 last year. Prior to project paid nominal taxes on vacant land.

Building 9-1: \$23,890  
\$13,616 last year.

Building 9-2: 3,217

Building 14: \$62,221  
\$58,802 last year. Paid no taxes prior to project.

Distribution Center: \$356,631  
\$351,616 last year. Prior to project paid nominal taxes on vacant land.

### **Village of Scotia**

25 Mohawk Avenue (mixed-use office space): \$70,299  
\$63,004 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
			<b>2020*</b>	\$100,900,000

\*preliminary

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

<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
\$8,268,508	\$8,891,405	\$8,706,536	\$9,462,961	\$9,080,563

**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 \$207,834,624 towards projects leveraging approximately \$2,000,000,000 in additional project investments through December 31, 2020.

**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.**

Metroplex continues to support and provide financial assistance in the development of market-rate rental housing initiatives, pedestrian infrastructure, and expanding arts, entertainment, education and cultural venues. Metroplex remains committed to keeping downtown Schenectady clean and safe with its on-going support for the Downtown Schenectady Improvement Corporation, the Downtown Fix-up initiative, and the Ambassador Program among other things.