

2021 Report to the Schenectady County Legislature

January 31, 2022



Despite Pandemic

71 economic development announcements in 2021

Continues rapid pace of development in Schenectady County

Begin our review in Towns



Rotterdam

\$10 million investment -- 200,000 square foot (SF) Building 17 completed at Rotterdam Corporate Park

Secured new tenant for American Medical Depot space (62,500 SF), completing new 250,000 SF complex that includes Snyder's-Lance, Home Depot and FedEx



Rotterdam

United Auto Supply 103,000 SF former Sears at Via Port as logistics hub and new retail store -- \$6 million investment



Rotterdam

New Aldi store -- \$5 million investment

Bike Trail completed Rotterdam Junction -- \$8 million investment

Conversion of former banquet facility as new senior care facility
completed at Curry Road/former Recovery Room as medical office
underway at Curry/Altamont



Rotterdam

Retention of Bellevue Builders

Reuse of former Schalmont Bus Garage --
100,000 SF back on tax rolls



Glenville

Continued progress at Glenville Business & Technology Park

Bel Gioioso \$30 million new 100,000 SF manufacturing plant

Renovation of former Navy Depot building 120,000 SF for cold storage/additional office space -- \$6 million investment



Glenville

Vacant building on Freeman's Bridge Road renovated --
\$1 million investment

Recruited RAD Soap as anchor tenant HQ and
manufacturing facility



Glenville

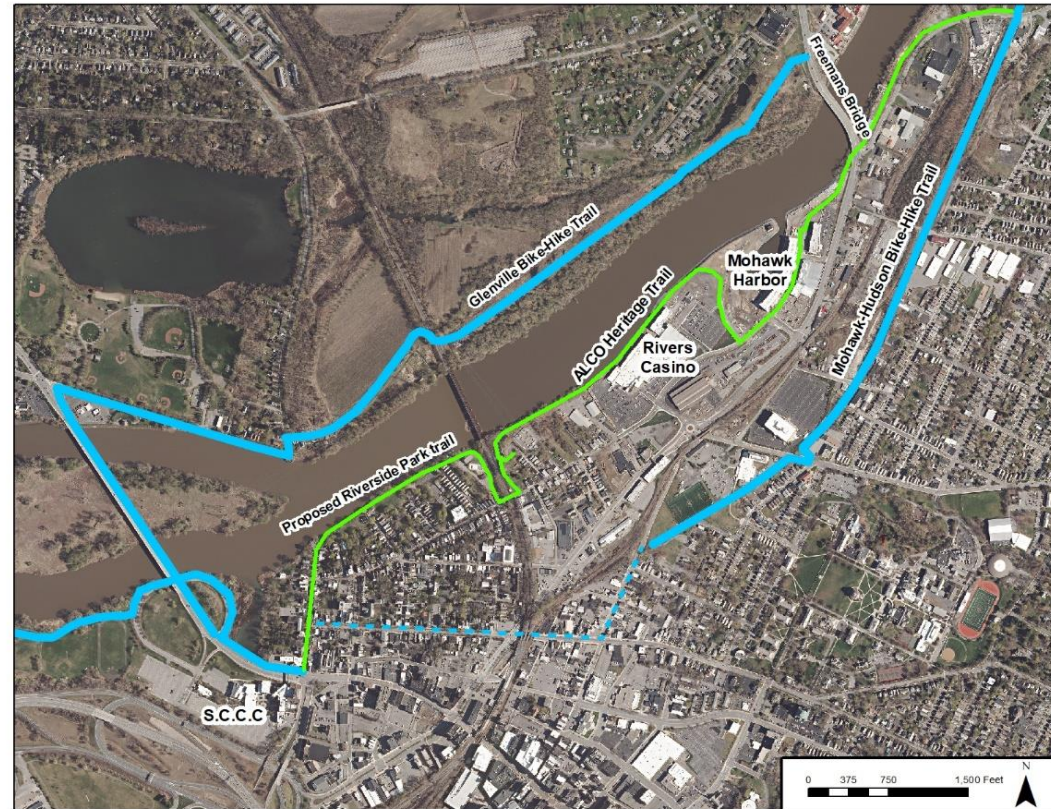
County Legislature approved property purchase to support Air Base missions



Glenville

Glenville River Loop Trail funded design underway

Signage Wayfinding Plan for Hike/Bike Trail



Glenville

Acquisition of Riverside Maple Farm -- \$4 million expansion



Scotia

New Stewart's on Mohawk Avenue

Design underway for improvements to Mohawk Avenue gateway

Linkage to River Loop Trail



Niskayuna

Conversion of former auto junkyard on Mohawk River ongoing

Phase 1 nearly complete -- \$30 million investment

Phase 2 under development -- \$10 million investment



City of Schenectady

P1 Ventures relocation of Colorado facility to Schenectady --
\$1 million investment

Expanded medical facility on Broadway

Reserve at Tow Path Trail -- \$14 million investment



City of Schenectady

Renovation of former Gazette Press Building on Broadway --
\$4 million investment

Renovation of former St. Mary's School as Renaissance Square --
\$20 million investment

Hillside Crossings completed -- \$40 million investment



City of Schenectady

Yates Village Northside Village Phase 1 completed -- \$24 million investment, Phase 2 underway -- \$70 million investment



City of Schenectady

Renovation of former Trustco HQ completed -- \$9.5 million investment CPACE approved by County Legislature

Costumer Relocation



City of Schenectady

Renovation of former Cohen Building now The Benjamin at 426 Franklin -- \$2.4 million investment

500 State renovation underway -- \$15 million investment

510 State new construction underway -- \$11 million investment



City of Schenectady

Former OTB HQ -- \$5 million investment

New Storage facility on Erie underway -- \$7 million investment

Take Two Café opens on Proctors Block



City of Schenectady

Renovation of former Lab Building on Technology Drive as RDTE facility for leading tech company -- \$4 million investment

MVP garage and Metroplex garage updates

DRI 13 projects approved -- \$10 million State funding



City of Schenectady

COCOA House renovation and expansion

Chas. G. Burch expansion/renovation, 4,000 SF -- \$460,000 investment

Crane Street -- \$15 million investment

Momentum started by County Library



Building A Rendering
Mosaic Apartments

SWBR



City of Schenectady

SUNY Schenectady's Confectionary Lab opens at Mill Artisan District

Renovation of 13 State Street former YMCA space -- \$600,000 investment

Lots purchased by County Legislature



City of Schenectady

Armory Studios

Block House renovation underway

Bountiful Bread opens

Trailways demolished / South Church Street renovation



City of Schenectady

New 10,000 square foot building to replace zombie property at 133 Edison Avenue



133 Edison Ave. in Schenectady is shown Tuesday, Jan. 11, 2022.

PHOTOGRAPHER: PETER R. BARBER



City of Schenectady

\$14 million investment – new medical arts building



City of Schenectady

New 600-foot dock at Mohawk Harbor
Riverfront connection
Ability to host larger tour boats



City of Schenectady

\$25 million investment in new Broadway corridor office complex



Partnerships



Land Bank



BCNI



Discover Schenectady



Film Schenectady



DSIC



Ambassador Program



Capital Region Land Bank

2318 First Avenue in Rotterdam Zombie house resolved



Capital Region Land Bank

Parcels assembled for Crane Street \$15 million development

Crane Street facades improved

Construction of new splash pad in Wallingford Park

Decorative banners on Crane Street



Capital Region Land Bank

110 Prospect Street two family renovation underway, 760 Eastern completed

\$15 million Elmer Gardens senior housing submitted to State for tax credits

In partnership with Habitat, construction of four new homes underway -- two in the Northside and two in Mont Pleasant. A new Rotterdam home will begin in 2022 on a former demolition site.

Demolished 4 blighted buildings in City



Capital Region Land Bank



110 Prospect Street (Renovation)
Eastern Avenue Neighborhood



1052 Barrett Street (Demolition)
Little Italy Neighborhood



PILOTs

Metroplex/IDA PILOTs generated \$16.46 million in tax revenue

Over 90% were from sites that had previously paid \$0 or nominal taxes



CHPE Project



\$100 million investment add in Schenectady County

Creates new \$72 million rateable paying full taxes

First year payment:

Schenectady County	\$495,186
Glenville	\$110,480
Rotterdam	\$130,926
Scotia	\$69,768
Niskayuna schools	\$344,320
Schalmont schools	\$701,339
Scotia Glenville schools	\$436,183



Census Data

One of only 14 counties in NYS with population increase

2.9% unemployment



Unified Economic Development Team

Thank you to Metroplex staff:

Jayme Lahut

David Hogenkamp

Jennifer Medler

Tonia Lehoisky

Planning staff:

Mark Storti

Steve Feeney

Unified team is cost effective approach vs. 30+ organizations prior to 2004
Administers Metroplex, County and City IDA, Land Bank, County Business
Center, Aquifer Protection efforts and more



Summary

\$213 million in new investment

Second highest total in five years

Five-year total = \$980 million

