

Metroplex 2022 Report to the Schenectady County Legislature

March 16, 2023



Momentum Drives Development

104 economic development announcements in 2022

Continues rapid pace of development in Schenectady County



Rotterdam

Filled vacant 228,000 SF former Railex UP/Cold Connect Building
ID Logistics 360 facilities in 18 countries



Rotterdam

ID Logistics opens in Rotterdam



Rotterdam

New 200,000 SF Building 17 at Rotterdam Corporate Park completed
Actively marketing this space now



Rotterdam

New United Auto Supply 103,000 SF distribution center/retail store
open at former Sears at ViaPort Rotterdam

United Auto Supply

Foreign & Domestic Parts Specialists



Rotterdam

BINGO opening soon following NYS Gaming Commission approval

This partially fills the former Kmart space



Photo: Daily Gazette



Rotterdam

New ALDI open/\$5 million investment

**SCHENECTADY COUNTY WELCOMES ALDI
TO FIVE CORNERS ROTTERDAM**



Rotterdam

GreenSheen leasing 40,000 SF Building 14, Rotterdam Corporate Park



Rotterdam

Land Bank demolition in Rotterdam Junction



Rotterdam

Empire State Trail completed

County won Canal grant to build two rest stops on trail

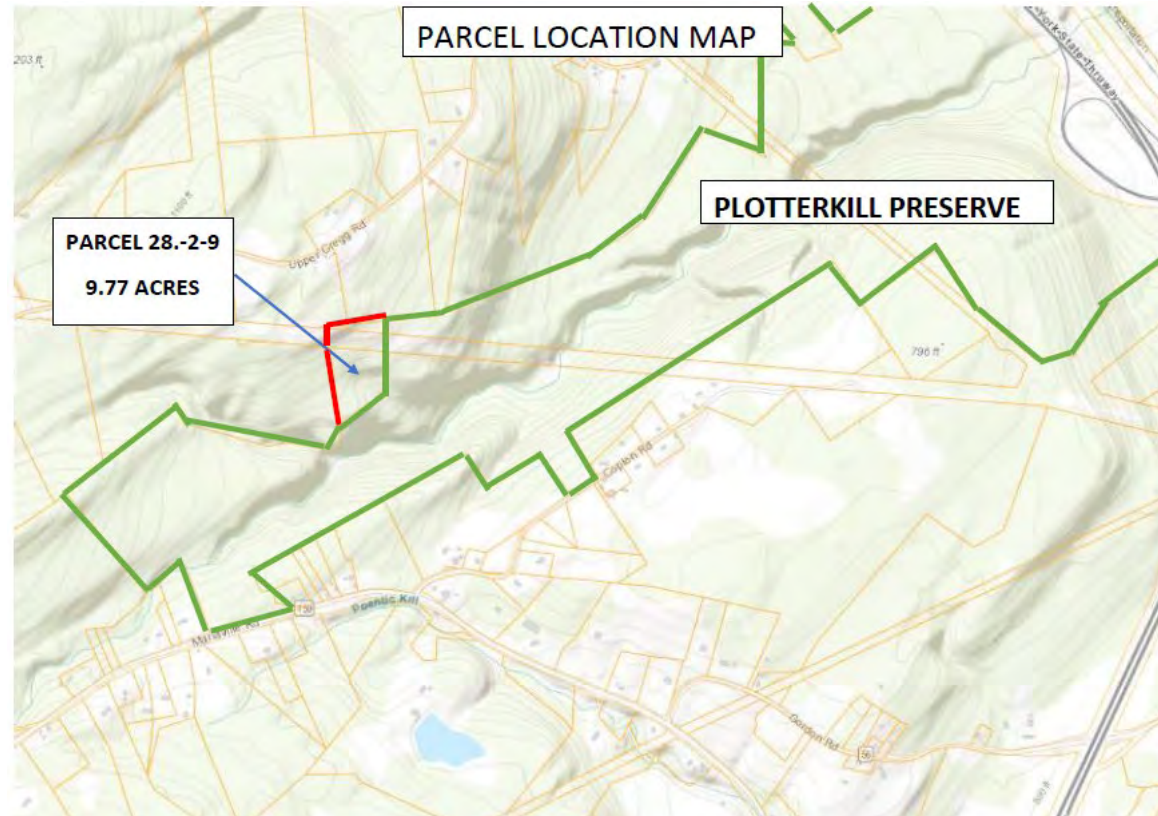
New trail signage



Rotterdam

16.8 acres added to Water Resource Protection for Aquifer

9.77 acres added to Plotterkill Preserve



Glenville

New Building 605 under construction, 85,000 SF



Glenville

BelGioioso II: 2nd facility, 120,000 SF

Continues progress in food/beverage space



Glenville

Restore NY grant \$1.6 million

Two former Navy buildings to be demolished



Glenville

Two new buildings
120,000 SF each
\$17 million investment



Glenville

Connector completed for SQP complex, 240,000 SF

New water infrastructure added for business park growth



Glenville

Air Base Simulator/Training Facility

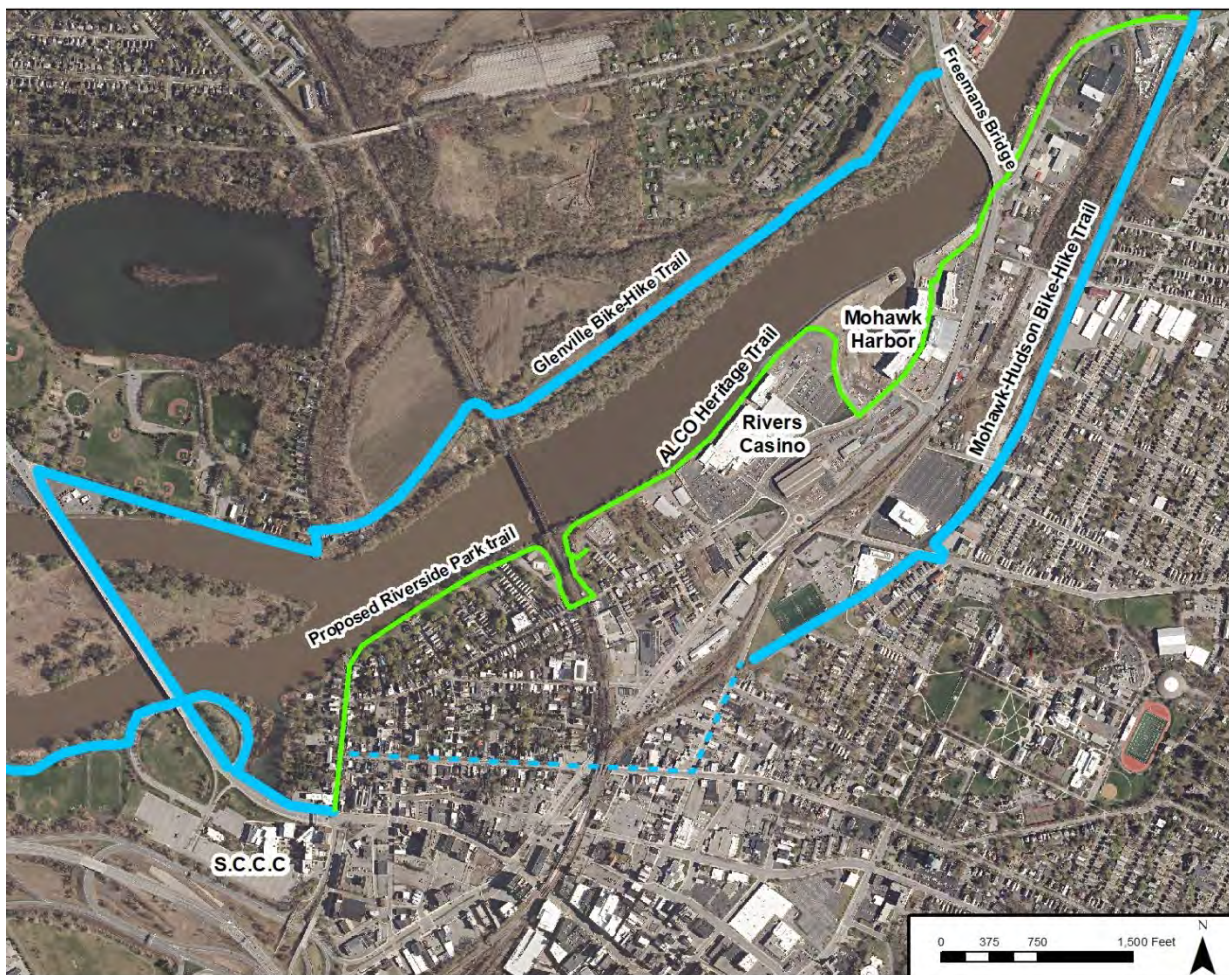


Photo: Jonathan Monaghan



Glenville

River Loop Trail



Glenville

RAD Soap opening



Glenville

Land Bank clean up of former Mekeel School



Glenville

Retrofit of vacant firehouse on Route 50



Glenville

New Stewart's on Mohawk Avenue



Glenville

New Cooperage and Distillery on Route 5



Glenville

Three solar projects

Total \$22.6 million investment

Allowed for vacant greenhouse on Freeman's Bridge corridor to be demolished



Niskayuna

Momentive Global HQ



Niskayuna

EOne Expansion

GE Global Research 16,000 SF new building

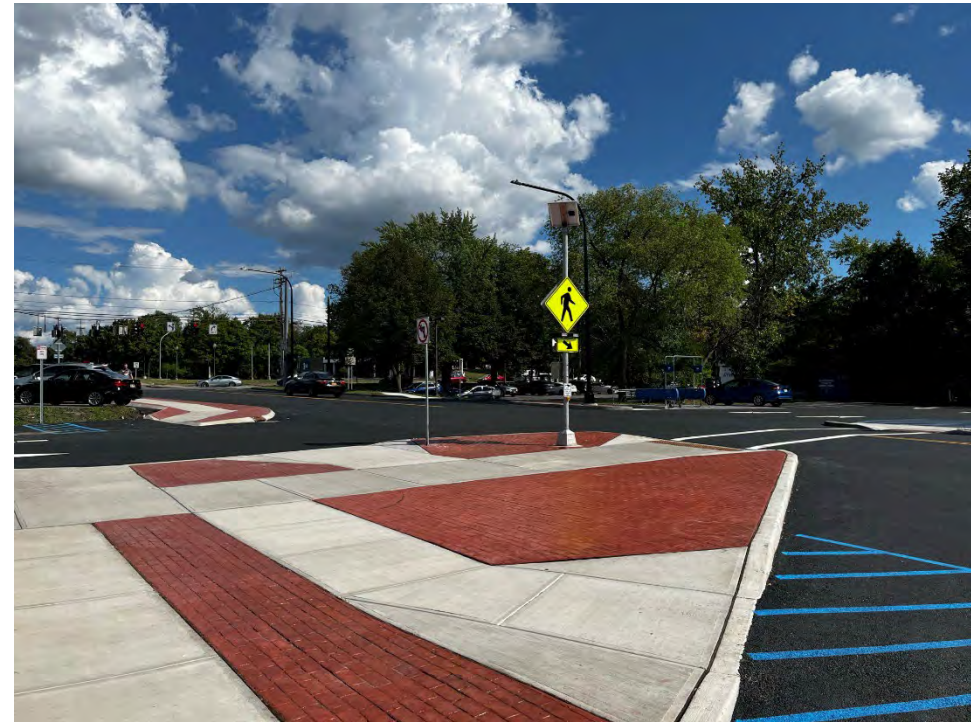
KAPL Plan

This is a leading high-tech corridor in Capital Region



Niskayuna

Improvements to Nott Street retail plaza
Joint County/Metroplex/Town effort



Niskayuna

Rivers Ledge Phase 2



Niskayuna

Land Bank Van Antwerp clean up and sale

Zombie Top Ten list underway for vacant properties



Duanesburg

Land Bank to demolish vacant structure at 140 Elm Street



CHPE

All approvals in place and construction underway

\$100 million in construction in Schenectady County

New \$72 million added to tax base resulting in substantial payments to local school districts/towns

Example Schalmont Schools first year payment \$701,339



City of Schenectady

Continued progress downtown

Urban Core strength is key to success in Towns and City neighborhoods



City of Schenectady

Coyne Laundry demo



City of Schenectady

Armory Studios NY HBO and SHOWTIME

Unified economic development team competed for and won Van Gogh

County purchase of parking area key to Armory success

Metroplex/City partnership to improve parking area and South Church Street

New CDTA Mobility Hub coming to Gateway Plaza



City of Schenectady



City of Schenectady



620 Union Street



City of Schenectady

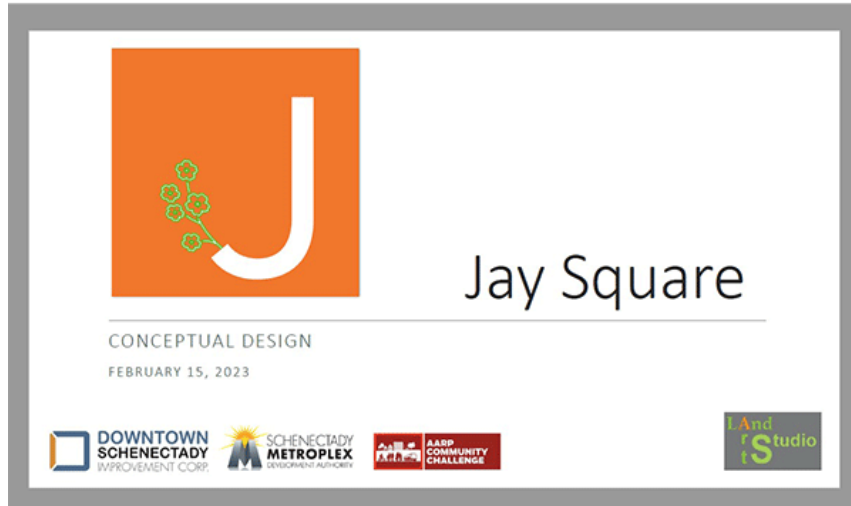
Whitney Book Store moved to 105 Clinton Street

OrthoNY moved to 500 State Street

Former OTB HQ on Clinton Street – gut renovation



City of Schenectady



100-104 Jay Street



116 Jay Street



125 Jay Street



City of Schenectady

Wedgeway/Kresge \$20 million investment

Won Round 6 Restore NY award \$2.3 million



City of Schenectady

FW Webb at 586 Broadway

Swift Building at 26 North Broadway

Habitat ReStore façade

New 80,000 SF fully leased office building at 356 Broadway



City of Schenectady

Mohawk Harbor

Continued success

SI Group office moving to waterfront

Growth of DSD and other tech employers at Harbor



SI Group



City of Schenectady

Mohawk Harbor



City of Schenectady

Northside

Reserve at Tow Path Trails

Demo and new development on Van Vranken



City of Schenectady

Northside

\$120 million Northside Village



City of Schenectady

Northside

TEL Development at Technology Drive

Deal pending that will bring occupancy of Tech Drive Business Park to 100%

Access to Mohawk Harbor is helping development



City of Schenectady

Eastern Avenue

Elmer Gardens underway, continuing progress on Eastern corridor



City of Schenectady

Upper Union Street

Metroplex support for BID

New Stewart's at McClellan and Union, new McDonald's
and new tenants at 1671 Union Street



City of Schenectady

Stockade

Recruited Stella Pasta Bar



City of Schenectady

Mont Pleasant

New splash pad Wallingford Park – Land Bank

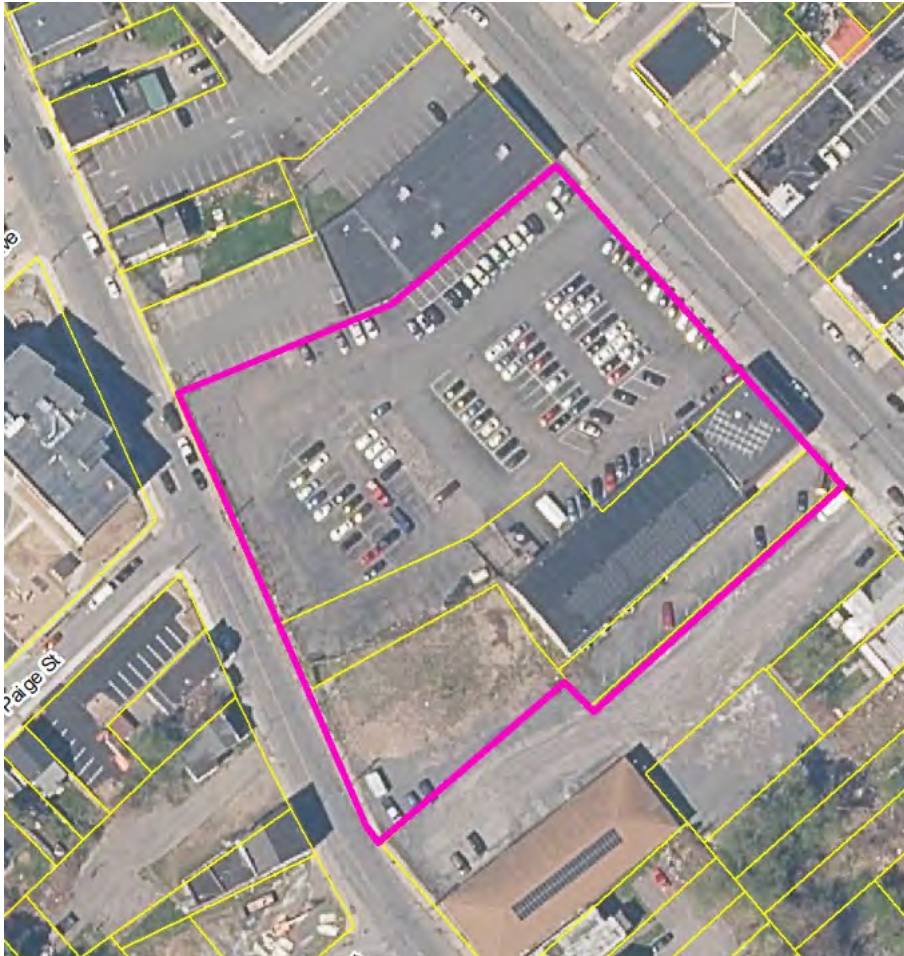
Crane Street facades

Mosaic Development on Crane Street



City of Schenectady

Hamilton Hill/State Street



Chas. G. Burch Supply Co. expansion

\$13 million Summit Avenue

Mohawk Auto Center site
redevelopment



City of Schenectady

Little Italy

Alco Tunnel

Jay Connector

AIK Development on Barrett Street \$6 million



Partnerships



Land Bank



BCNI



Discover Schenectady



Film Schenectady



DSIC



Ambassador Program



City and County IDAs

CRC bonds for improvements at Union College

City IDA and County IDA status

County Business Center fully leased

PILOTs created almost \$16 million in revenue for schools/
municipalities at sites that were previously tax-exempt or
paying minimal taxes

S&P Global Metroplex bond rating **A+** and MWBE rating **A**



New Housing

Since 2015 -- 3,258 new housing units County-wide,
including 1,112 affordable units



Unified Economic Development Team

Thank you to Metroplex staff:

Jayme Lahut

David Hogenkamp

Jennifer Medler

Tonia Lehoisky

Danielle Walsh

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



Metroplex Board

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Bradley G. Lewis, Vice Chair

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Stephanie Martini



City IDA Board

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Margaret King

Douglas Blacklock

Tracey Chance

Lucy Halstead



Development Standards

Invest in capital/infrastructure, not companies

Smart Growth

Common sense three-phased approach to rebuild urban core

Protect the Aquifer

Diversified economic base vs. one or two large employers

Good-paying jobs

Compete for and win OPM

Strong leadership support from County Legislature for professional economic development

Importance of winning and momentum



Summary

\$261 million in new investment

653 jobs

Since 2004 almost \$2 billion in new investment
and more than 9,000 jobs



2003 Landscape

30+ economic development groups

Disjointed effort

No response to leads/opportunities

Hunter Plan/4 posts was the failed strategy

Schenectady County WTC \$4 million loss



2003 Landscape

Dead zones at Alco, Big N, Curry Road Plaza, Kmart Plaza
Glenville, Draper School, Capitol Plaza, St. James Square, Peek
Street, train station, bus station

Lawsuits vs. GE

No base retention program

No special events, no focused tourism effort, accommodations
lacking

County loan fund with 40% failure rate



2003 Landscape

\$27 million lost on just two PILOTs

\$48 million in RC credits lost

No new construction at Glenville and Rotterdam business parks except State deals

No aquifer violations issued

Most distressed downtown in NYS 2004



2003 Landscape

Metroplex investment in Cornells, Parker Inn and Diamond Cinema

Soft money loans vs asset-backed lending

Duane Avenue parking lot, lots on Bigelow Avenue

Vision for Alco site – tire recycling, construction debris, medical waste



































