



## 2023 Mission Statement and 2022 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, 2023 related to 2022 performance.

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

In March 2023, Metroplex released its annual report Payment in Lieu of Tax (PILOT) real property agreements administered by the Authority for the prior year. In 2022, 87 PILOTs generated a total of \$15.55 million for local governments and school districts in Schenectady County.

The 2022 report is as follows:

## **Downtown Schenectady**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
1 River Road	GE	\$2,627,978	\$2,627,978
100 Nott Terrace	DoubleTree by Hilton	\$196,063	\$175,395
1001-1015 Barrett St	Townhomes at Union Square (apartments)	\$12,175	\$7,916
111 Liberty Street	One-11 Liberty (apartments)	\$41,820	\$41,343
1147-1167 Barrett St	Barrett Village (apartments)	\$24,000	\$24,000
117 Washington Ave	College Suites (apartments)	\$33,511	\$31,854
125 Washington Ave	Armory Studios NY	\$53,443	\$53,090
13 State St	13 State Street Apartments	\$40,279	\$39,250
132-136 Broadway	The Edison (commercial, apartments)	\$11,000	\$5,676
138 Jay St	Whistling Kettle	\$8,156	\$8,059
1419 Erie Blvd	Colonial Commons (apartments)	\$104,941	\$96,059
144 Clinton St	The Fitzgerald (commercial, apartments)	\$12,987	\$12,493
1510 Maxon Road	Golub headquarters	\$597,424	\$593,705
200 Harborside Dr	Commercial, retail	\$119,546	\$90,935
202 State St	Apartments	\$18,000	\$18,000
221 Harborside Dr	The River House (apartments)	\$698,386	\$640,437
240 Harborside Dr	Courtyard by Marriott Schenectady	\$60,000	\$60,000
245 Broadway	Apartments, retail	\$22,403	\$22,264
300-314 Harborside Dr	Mohawk Harbor Townhouses	\$60,000	\$60,000
301 Clinton St	Apartments	\$20,797	N/A
325 State St	Mexican Radio	\$6,120	\$2,035
400 State St	Bow Tie Cinema	\$59,942	\$59,568
401 State St	NYS offices	\$43,850	\$22,802
411 State St	Paul Mitchell the School	\$25,000	\$12,838
426 State St	Commercial, offices	\$50,000	\$50,000
426-430 Franklin St	The Benjamin (retail, offices)	\$12,324	N/A
433 State St	Center City (retail, commercial, offices)	\$247,655	\$245,969
440 State St	Transfinder headquarters	\$37,724	\$35,268
450 State St	Hampton Inn	\$186,768	\$173,164
487 Nott St	487 Nott Street Apartments	\$8,000	\$4,288
500 State St	Medical offices, commercial	\$30,810	N/A
501 State St	Apartments, retail, offices	\$34,405	N/A
508 State St	Hotel Foster (apartments, commercial, offices)	\$31,365	\$37,118
525 Union St	Lofts II at Union Square (apartments)	\$12,446	\$12,369
530 Franklin St	Commercial	\$35,000	\$18,319
588 Broadway	Offices	\$66,739	\$62,546
600 Liberty St	Bechtel Plant Machinery	\$249,335	\$247,783
625 State St	MVP headquarters	\$346,455	\$699,615
845 Broadway	Apartments	\$29,871	\$29,685

## **Schenectady**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
2105 Technology Dr	DSM Nutritional Products	\$164,101	\$160,228
2301 Cambridge Rd	Cambridge Towers (apartments)	\$92,411	\$84,308
2450 Van Vranken Ave	Northside Village (apartments)	\$22,542	N/A
2450 Van Vranken Ave	Northside Village II (apartments)	\$16,014	N/A
301 Green St	Window Factory Lofts (apartments)	\$23,897	\$23,748
421-431 Peek St	STS Steel	\$5,709	\$5,641
526 Altamont Ave	Skilled nursing facility	\$722,034	\$668,434
540 North End Dr	Reserve at Towpath Trail (apartments)	\$15,405	N/A
602 Craig St	Hillside View (apartments)	\$45,901	\$44,296
718 Albany St	Summit Towers (apartments)	\$110,997	\$108,160
736 Albany St	Hillside Crossing (apartment)	\$21,595	N/A
780 Albany St	Joseph L. Allen Apartments	\$39,191	\$38,189
823 Eastern Ave	Renaissance Square (apartments)	\$27,657	\$13,889

## **Town of Glenville**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
115 Saratoga Rd	Socha Plaza (commercial, retail)	\$246,071	\$235,898
150 Dutch Meadows La	Summit at Glenwyck (senior housing)	\$257,803	\$244,964
175 Freemans Bridge Rd	Mohawk Honda	\$60,467	\$165,751
204 Saratoga Rd	Target	\$203,000	\$203,000
53 Freemans Bridge Rd	Commercial	\$6,381	N/A
718 Saratoga Rd	Retail	\$4,903	\$3,325

## **Town of Glenville — Glenville Business and Technology Park**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
2160 Amsterdam Rd	Communication Test Design, Inc.	\$258,933	\$249,748
300 BelGioioso Blvd	BelGioioso	\$105,416	\$48,420
500 Amsterdam Rd	Communication Test Design, Inc.	\$126,582	\$119,753
Bldg 201	Scotia Industrial Park, Inc.	\$46,411	\$31,301
Bldgs 202, 203, 204, 205, 406, 15	Scotia Industrial Park, Inc.	\$234,839	\$255,771

## **Town of Glenville — Schenectady County Airport Business Park**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
21 Airport Rd	Furukawa Electric Co.	\$118,691	\$114,685
24 Airport Rd	C2/Euro Tile	\$36,668	\$35,018
9 Tower Rd	Bruno Associates	\$34,996	\$24,674

### **Town of Niskayuna**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
2773 Balltown Rd	Environment One Corporation	\$2,463	N/A
5 Ledge Dr	Rivers Ledge (apartments)	\$40,939	N/A

### **Town of Niskayuna — Niskayuna Commerce Park**

<b>Address</b>	<b>Description</b>	<b>2022</b>	<b>2021</b>
2 Commerce Park Dr	Trelleborg Sealing Solutions	\$45,289	\$42,326
30 Commerce Park Dr	Unilux Advanced Manufacturing	\$160,000	\$10,000

### **Town of Princetown**

<b>Address</b>	<b>Property Description</b>	<b>2022</b>	<b>2021</b>
3292 Scotch Church Rd	solar facility	\$74,011	N/A

### **Town of Rotterdam**

<b>Address</b>	<b>Property Description</b>	<b>2022</b>	<b>2021</b>
1 River Road	GE	\$5,000,000	\$5,000,000
1000 Main St	SI Group – Rotterdam Junction	\$903,000	\$885,799
1410 Curry Rd	Vista Square (apartments)	\$156,000	\$156,000
1410 Curry Rd	Vista Square 2 (apartments)	\$64,926	\$64,926
1925 Curry Rd	Commercial	48,454	\$57,424
1938 Curry Rd	Eddy SeniorCare	\$25,091	\$24,732
2696 Hamburg St	Commercial	\$22,497	\$21,822
901 Draper Ave	Draper Lofts (apartments)	\$84,750	\$84,750
93 W. Campbell Rd	Offices	\$43,792	\$33,250

### **Town of Rotterdam — Rotterdam Corporate Park**

<b>Address</b>	<b>Property Description</b>	<b>2022</b>	<b>2021</b>
Building 9-1	Commercial	\$37,023	\$33,413
Building 9-2	Commercial	\$13,877	\$5,590
Building 14	Commercial	\$74,592	\$67,820
Building 15	FedEx Freight	\$184,254	\$168,527
Building 45	NYS DEC office	\$64,987	\$52,951
Building 104	Golub Freezer	\$453,695	\$413,550

## Village of Scotia

Address	Property Description	2022	2021
25 Mohawk Ave	Commercial, retail	\$78,608	\$75,574

### **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>2010</b>	\$ 82,304,702
<b>1999</b>	\$ 54,683,932	<b>2011</b>	\$ 88,891,718
<b>2000</b>	\$ 61,266,648	<b>2012</b>	\$ 90,985,636
<b>2001</b>	\$ 61,551,810	<b>2013</b>	\$ 90,372,624
<b>2002</b>	\$ 66,400,746	<b>2014</b>	\$ 94,464,344
<b>2003</b>	\$ 70,824,112	<b>2015</b>	\$ 94,632,000
<b>2004</b>	\$ 75,787,290	<b>2016</b>	\$ 94,380,994
<b>2005</b>	\$ 78,692,540	<b>2017</b>	\$101,567,424
<b>2006</b>	\$ 81,834,041	<b>2018</b>	\$101,759,501
<b>2007</b>	\$ 80,629,935	<b>2019</b>	\$104,888,168
<b>2008</b>	\$ 82,654,851	<b>2020</b>	\$105,031,508
<b>2009</b>	\$ 80,265,366	<b>2021</b>	\$120,888,438
		<b>2022</b>	\$120,000,000*

\*preliminary

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

<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
\$8,706,536	\$9,462,961	\$9,037,850	\$10,469,595	\$10,866,015

### **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 \$221,915,290 towards projects leveraging approximately \$2.5 billion in additional project investments through December 31, 2022.

**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:** Schenectady County 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, Rotterdam Corporate Park

**Schenectady:** General Electric Company/Main Energy Campus and Mohawk Harbor

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 efforts.