**TO:** City of Albany Industrial Development Finance Committee

**FROM:** City of Albany Industrial Development Agency Staff

**RE:** 351 Diamond Development LLC - IDA Application Summary

**DATE:** November 3, 2017

**Applicant:** 351 Diamond Development, LLC

**Managing Members (% of Ownership):** Jeffrey Weiss (18%), Kevin Parisi (18%), Rich Sulkow (14.85%), John Rawnson (6.5%), and Dave Masseroni (33%).

**Project Location:** 351 Southern Boulevard

**Project Description:** The project consists of an existing building which will house a 30,000 SF gym. An existing building 16,880 SF will be available to retailers. A 62,400 newly constructed building will be a hotel. A newly constructed 17,889 SF building will be a retail strip. A smaller, newly constructed 2,344 SF building will also be a retail building. Finally, a new 9,026 SF retail pad will be available for a car wash, convenience store.

**Estimated Project Cost:** $10,175,000

**Type of Financing:** Straight Lease

**Amount of Bonds Requested:** None

**Estimated Total Purchases Exempt from Sales Tax:** $5,625,000

**Estimated Total Mortgage Amount:** $8,000,000

**Requested PILOT**: N/A (Applicant is seeking as-of-right 485b through the City of Albany.)

**Estimated Value of Total PILOT Payments:**

* Total PILOT Payments: N/A

**Estimated Value of Tax Exemptions:**

* NYS Sales and Compensating Use Tax: $450,000
* Mortgage Recording Taxes: $80,000
* Real Property Taxes: N/A
* Other: N/A

**Employment Impact:**

* Projected Permanent: 30 jobs
* Projected Retained: 0 jobs
* Projected Construction: 30 jobs

**Strategic Initiatives:**

* Albany 2030
* Increase job opportunities for all residents.
* Encourage investment in urban land and buildings for employment and housing.

**Planning Board Actions:**

* Applicant appeared before the Planning Board on October 19, 2017.

**Estimated IDA Fee**

* Fee amount: $50,875

**Mission**

* The purpose of the Industrial Development Agency is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities. The Agency aims to protect and promote the health of the inhabitants of the City of Albany by the conservation, protection and improvement of the natural and cultural or historic resources and environment and to control land, sewer, water, air, noise or general environmental pollution derived from the operation of industrial development.