

TO: City of Albany Industrial Development Finance Committee

FROM: City of Albany Industrial Development Agency Staff

RE: 363 Ontario St, LLC - IDA Application Summary

DATE: January 5, 2018

Applicant: 363 Ontario St, LLC

Managing Members (% of Ownership): Ryan Jankow (75%) and Tom Lynch (25%).

Project Location: 363 Ontario Street

Project Description: The project consists of the acquisition of a +/- 1.8 acre parcel of land, construction on the land of the 58,500 SF buildings containing +/- 109 residential apartment units (with tenant amenities) 99 underground parking spaces, 43 surface parking spaces, and 4,000-6,000 square feet of retail space, and acquisition of various personal property and furniture, fixtures, and equipment.

Estimated Project Cost: \$16,289,000

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$8,700,000

Estimated Total Mortgage Amount: \$13,831,200

Cost Benefit Analysis: The applicant has provided staff with the appropriate proformas, expenses, and requested PILOT schedule necessary to evaluate the project. The projected rents for the project fall within the parameters evaluated by a third party consultant when the potential abatement schedules for the Project Evaluation and Assistance Framework were created.

Requested PILOT: The proposal entails the Applicant entering into a 20 year PILOT agreement with the IDA.

Estimated Value of Total PILOT Payments:

- Total PILOT Payments: \$4,776,781

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$696,000
- Mortgage Recording Taxes: \$138,312
- Real Property Taxes: \$6,897,590

Employment Impact:

- Projected Permanent: 5 jobs
- Projected Retained: N/A
- Projected Construction: 85 jobs

Strategic Initiatives:

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

Community Benefit Metrics:

- See attached CAIDA Project Evaluation and Assistance Framework Staff Analysis

Planning Board Actions:

- Applicant has received full Planning Board approval.

Estimated IDA Fee

- Fee amount: \$162,890

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.