

TO: City of Albany Industrial Development Finance Committee

FROM: City of Albany Industrial Development Agency Staff

RE: West Mall Office Center, LLC - IDA Application Summary

DATE: July 11, 2018

Applicant: West Mall Office Center, LLC

Managing Members (% of Ownership): David Shemano (100%).

Project Location: 4 Central Avenue

Project Description: The proposed project involves the conversion of the Mayfair (currently vacant) into a mixed use property with 3,000 SF of retail to be located as a Central Avenue store front with the remainder of the building to be converted into a total of 36 one bedroom apartments. Based on a letter from the City of Albany Assessor (dated 03-20-2018), it is anticipated the assessed value of this property will increase from \$300,000 to \$3,098,000.

Project Real Property Tax Benefit Summary

	Current Value	Anticipated Future Value*	Net Increase
Tax Base	\$300,000	\$3,098,000	\$2,798,000

**Project Impact Assessed Value based on letter from the City of Albany Assessor dated 03-20-2018*

Estimated Investment: \$4,620,000

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$2,650,000

Estimated Total Mortgage Amount: \$3,500,000

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

Estimated Value of Total PILOT Payments:

- Total PILOT Payments: 485A

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$212,000
- Mortgage Recording Taxes: \$35,000
- Real Property Taxes: 485A

- Other: N/A

Employment Impact:

- Projected Permanent: 3 jobs
- Projected Retained: 0 jobs
- Projected Construction: 52 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:

- Full Planning Board Approval extended December 2017.

Estimated IDA Fee

- Fee amount: \$23,100

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.