

**\*\*\*DRAFT - CAIDA Project Evaluation and Assistance Framework Staff Analysis**

Project:	West Mall Office Center, LLC		
Total Score:	8		
*Qualifies for a PILOT Deviation?	YES	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$3,098,500	Units:	38
Notes/Applicable Program Restrictions:		Improved Assessed Value per Unit Estimate:	\$81,539.47

**COMMENTS**

<b>Revitalization</b>	<b>Target Geography</b>		
	Distressed Census Tract	1	Census Tract 8 is Dstressed
	High Vacancy Census Tract	1	Census Tract 8 is High Vacancy
	Downtown		
	BID	1	Central Avenue BID
	Neighborhood Plan		
	<b>Identified Priority</b>		
	Downtown Residential		
	Tax Exempt/Vacant	1	The building is currently vacant
	Identified Catalyst Site		
	Historic Preservation		
	Community Catalyst		
	<b>Identified Growth Area</b>		
	Manufacturing / Distribution		
	Technology		
	Hospitality		
Existing Cluster			
Conversion to Residential	1		
<i>Subtotal</i>	<b>5</b>		
<b>Job Creation</b>	<b>Permanent Jobs</b>		
	3 - 40	1	The project will create 5 FTEs
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Retained Jobs</b>		
	3 - 40		
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Construction Jobs</b>		
	6 - 80	1	52 Construction jobs
81 - 160			
161 - 240			
> 241			
<i>Subtotal</i>	<b>2</b>		
<b>Investment</b>	<b>Financial Commitment</b>		
	2.5M - 10M	1	
	10.1M-17.5M		
	17.6M-25M		
	25.1M-30M		
	<i>Subtotal</i>	<b>1</b>	
	<b>Community Commitment</b>		
	MWBE		
	EEO Workforce Utilization		
	Inclusionary Housing		
	Regional Labor		
	City of Albany Labor		
	Apprenticeship Program		
<i>Subtotal</i>	<b>0</b>	<b>**Must achieve subtotal of 3 and threshold of 13 to qualify for Community Commitment enhancement</b>	
<b>Total:</b>	<b>8</b>	<b>*Must achieve threshold of 10 to qualify for deviation</b>	
<b>Baseline Requirements</b>	Complete Application	1	
	Meets NYS/CAIDA Requirements	1	
	Albany 2030 Aligned	1	
	Planning Approval	1	
	Meet "Project Use" definition	1	
	"But For" Requirement	1	
	<b>Total:</b>	<b>6</b>	

\*\*\*This analysis is prepared by staff for Board discussion purposes only. The potential scoring represented has not been vetted, agreed upon or in any way approved by the CAIDA Board of Directors