

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

Project:	The Swinburne Building LLC		
Total Score:	11		
*Qualifies for a PILOT Deviation?	YES	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$7,236,500	Units:	74
Notes/Applicable Program Restrictions:		Improved Assessed Value per Unit Estimate:	\$97,790.54

**COMMENTS**

<b>Revitalization</b>	<b>Target Geography</b>			
	Distressed Census Tract	1	Census Tract 5.01 is a distressed census tract	
	High Vacancy Census Tract			
	Downtown			
	BID	1	The project is located within the Central Avenue BID	
	Neighborhood Plan			
	<b>Identified Priority</b>			
	Downtown Residential			
	Tax Exempt/Vacant	1	The property is currently tax exempt and vacant	
	Identified Catalyst Site	1	The property is located in the City of Albany USDO	
	Historic Preservation			
	Community Catalyst			
	<b>Identified Growth Area</b>			
	Manufacturing / Distribution			
	Technology			
	Hospitality			
Existing Cluster				
Conversion to Residential				
<i>Subtotal</i>	<b>4</b>			
<b>Job Creation</b>	<b>Permanent Jobs</b>			
	3 - 40	1		
	41-80	1	The project will create 47 permanent jobs	
	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	The project will create 65 construction jobs	
	81 - 160			
	161 - 240			
> 241				
<i>Subtotal</i>	<b>3</b>			
<b>Investment</b>	<b>Financial Commitment</b>			
	2.5M - 10M	1		
	10.1M-17.5M	1		
	17.6M-25M	1		
	25.1M-30M	1	Total project cost is anticipated to be \$25.160 Million	
	<i>Subtotal</i>	<b>4</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>	**Must achieve subtotal of 3 and threshold of 13 to qualify for Community Commitment enhancement		
<b>Total:</b>	<b>11</b>	**Must achieve threshold of 10 to qualify for deviation		
<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