

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

Project:	90 State		
Total Score:	15		
*Qualifies for a PILOT Deviation?	YES	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$14,850,000	Units:	164
Notes/Applicable Program Restrictions:		Improved Assessed Value per Unit Estimate:	\$90,548.78

COMMENTS

Revitalization	Target Geography			
	Distressed Census Tract			
	High Vacancy Census Tract			
	Downtown	1		
	BID	1	The project is located within the Downtown BID	
	Neighborhood Plan			
	Identified Priority			
	Downtown Residential	1		
	Tax Exempt/Vacant			
	Identified Catalyst Site			
	Historic Preservation	1		
	Community Catalyst			
	Identified Growth Area			
	Manufacturing / Distribution			
	Technology			
Hospitality				
Existing Cluster	1	Downtown Residential		
Conversion to Residential	1			
<i>Subtotal</i>	6			
Job Creation	Permanent Jobs			
	3 - 40			
	41-80			
	81 - 120			
	121-180			
	>180			
	Retained Jobs			
	3 - 40	1	The project will retain four FTEs	
	41-80			
	81 - 120			
	121-180			
	>180			
	Construction Jobs			
	6 - 80	1		
	81 - 160	1	project will create 89 construction jobs	
161 - 240				
> 241				
<i>Subtotal</i>	3			
Investment	Financial Commitment			
	2.5M - 10M	1		
	10.1M-17.5M	1		
	17.6M-25M	1		
	<i>Subtotal</i>	3		
	Community Commitment			
	MWBE	1	Developer commits that at least twenty percent (20%) of the value of awarded construction of the proposed project is performed by minority or woman – owned operators	
	EEO Workforce Utilization			
	Inclusionary Housing			
	Regional Labor	1	Developer commits to Regional Labor for 90% of construction jobs	
	City of Albany Labor	1	Developer commits to City of Albany Labor for 15% of construction jobs	
	Apprenticeship Program			
	<i>Subtotal</i>	3	**Must achieve subtotal of 3 and threshold of 13 to qualify for Community Commitment enhancement	
	Total:	15	*Must achieve threshold of 10 to qualify for deviation	
	Baseline Requirements	Complete Application	1	
Meets NYS/CAIDA Requirements		1		
Albany 2030 Aligned		1		
Planning Approval		1		
Meet "Project Use" definition		1		
"But For" Requirement		1		
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***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