

TO: City of Albany Industrial Development Finance Committee

FROM: City of Albany Industrial Development Agency Staff

RE: At Hudson Park, LLC - IDA Application Summary

DATE: October 7, 2016

Staff Notes:

This project summary is in response to the request for financial assistance which was introduced at the September 7, 2016 Finance Committee meeting. Please note this project summary will continue to be updated as the project progresses through staff review and Agency consideration.

Applicant: At Hudson Park, LLC

Managing Members (% of Ownership): Eric Moses 70.0%; Daniel Odabashian 30.0%

Project Location: 160, 173, 194 & 196 Myrtle Ave and 217 Park Ave

Project Description: The project consists the redevelopment of the +/-1.3 acre Long Energy properties into +/-77 market rate apartment units. The existing property consists of 44,378 SF of warehouse/storage space and 13,523 SF of office space and additional space for parking. The residential conversion will result in 10 one bedroom, 33 flats and 32 loft apartment units in addition to +/- 53 parking spaces onsite.

Estimated Project Cost: \$11,500,000 (estimated amount spent \$100,000)

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$4,000,000

Estimated Total Mortgage Amount: \$9,000,000

Current Total Assessment: \$1,176,600 (Per City of Albany Commissioner of Assessment and Taxation and on the 2016 Assessment Roll).

Estimated Improved Total Assessment: \$4,350,000 (Per City of Albany Commissioner of Assessment and Taxation)

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: N/A

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$320,000
- Mortgage Recording Taxes: \$112,500
- Real Property Taxes: N/A
- Other: N/A

Employment Impact:

- Projected Permanent: 2 jobs (full-time equivalents)
- Projected Retained: 0 jobs
- Projected Construction: 50 jobs

Strategic Initiatives:

- Albany 2030
 - Increase job opportunities for all residents.
 - Encourage investment in urban land and historic buildings for employment and housing. The project is seeking to obtain historic tax credits if approved through corresponding state and federal approval process.
 - Provide a variety of housing types to meet the varied needs of Albany's households, including market, moderate and low income housing.
 - Encourage diverse intergenerational housing. Diverse housing includes options for residents throughout different stages of life (e.g. students, couples, families with children, seniors) in the same neighborhood.

Planning Board Actions:

- The Applicant received Site Plan Approval from the City of Albany Planning Board on September 15, 2016.

Estimated IDA Fee

- Fee amount: \$57,500

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.