

TO: City of Albany Industrial Development Agency Board

FROM: City of Albany Industrial Development Agency Staff

RE: 581 Livingston Avenue, LLC – IDA Application Summary

DATE: July 13, 2012

Applicant: 581 Livingston Avenue, LLC

Managing Members (% of Ownership): Briana Barber (100%)

Project Location: 581 Livingston Avenue

Project Description: This building, formerly The Cousins Fish Market, has been vacant for over two years. The applicant proposes demolishing the existing structure and constructing a new three story, 50 unit multi-family housing facility and related parking. The general unit layout will consist of a single bedroom and approximately 580 sq.ft. of living space that the applicant expects to charge approximately \$650 a month in rent. The proposed multi-family housing facility will be restricted to senior residency.

Estimated Project Cost: \$3,640,000 (estimated amount spent to date \$150,000)

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$1,959,000

Estimated Total Mortgage Amount: \$2,700,000

Current Assessment: \$301,100 (will be reduced to approximately \$264,300 upon demolition of existing building per discussion with Commissioner of Assessment & Taxation)

Estimated Improved Assessment: \$3,000,000 (per discussion with Commissioner of Assessment & Taxation)

Requested PILOT: A 10 year PILOT with 50% abatement on the increased assessment value in Years 1-2; 45% in Years 3-4; 40% in Years 5-6; 35% in Year 7; 30% in Years 8; 20% in Year 9; 10% in Years 10. Full assessment will be paid in Year 11 and every year thereafter.

Estimated Value of Total PILOT Payments:

- Total PILOT Payments: \$1,036,023 (over 10 year PILOT period)

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$156,720
- Mortgage Recording Taxes: \$33,750
- Real Property Taxes: \$495,765 (over 10 year PILOT period)
- Other: N/A

Employment Impact:

- Projected Permanent: (1) new FTE job
- Projected Construction: (25) jobs

Other Economic Impacts:

- Adds to the supply of residential rental to help meet the demand for such living options in the City.

Strategic Initiatives:

- Albany 2030
 - Target blighting influences.
 - 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.
 - Encourage non-profit and for-profit developers to design senior housing that is integrated into the neighborhood.

Planning Board Actions:

- Issued a Negative Declaration for this Unlisted Action as per the provisions of SEQR on 3/15/12
- Approved the demolition on 3/15/12
- Approved the site plan on 3/15/12 with the following conditions:
 - The applicant shall satisfy conditions of the March 5, 2012 memorandum of the Division of Engineering.
 - The applicant shall satisfy conditions of the March 9, 2012 memorandum of the Department of Water & Water Supply.
 - The applicant shall seek amendments to the January 11, 2012 Board of Zoning Appeals approval to reflect proposed changes to site design.
 - Crosswalks shall be installed in all directions at the intersection of Livingston Avenue and Ontario Street.
 - Fence height shall be increased to a minimum of four feet along the Livingston Avenue frontage.
 - The Building shall be fitted with a “knox box” key system per the specifications of the Division of Fire & Emergency Services.
 - The applicant shall provide full detail sheets with the final plan set.
 - Planning Department Staff shall approve final design renderings for the structure.

Estimated IDA Fee

- Fee amount: \$36,400

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.