

TO: City of Albany Industrial Development Finance Committee
FROM: City of Albany Industrial Development Agency Staff
RE: 413 North Pearl Assoc, LLC - IDA Application Summary
DATE: March 5, 2021

Applicant: 413 North Pearl Assoc, LLC

Managing Members (% of Ownership): Tom Rossi, John Blackburn, and Jeffrey Buell (Each owner controls 33% of the Corporation).

Project Location: 425 N. Pearl Street, Albany, NY

Project Description: The project involves the proposed historic redevelopment of an approx. 90,000 SF structure at 413-25 N. Pearl Street into 80 market rate residential rental apartments and +/- 13,500 SF of commercial space. The project will also include 54 off-street parking spaces. The site is currently occupied by CMP Industries.

Estimated Investment: \$17,925,000 (est)

Community Benefits: Please see the attached CAIDA Project Evaluation and Assistance Framework Staff Analysis for more detail on the Community Benefits metrics below.

- *Revitalization:* The project is located in a high vacancy census tract.
- *Identified Priority:* The project involves the Historic Preservation of the property. The project supports multiple initiatives in the Albany 2030 Plan.
- *Identified Growth Area:* The proposed project involves the conversion of the property to a residential use.
- *Job Creation:* The project is committing to the creation of 2 permanent and 75 construction jobs.
- *Investment:* The project is anticipating a project cost of more than \$17 million.

Employment Impact:

- Projected Permanent: 2 FTE jobs
- Projected Retained: 0 jobs – there are currently 12 jobs on-site which are expected to relocate
- Projected Construction: 75 jobs

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$5,680,000

Estimated Total Mortgage Amount: \$12,200,000

Requested PILOT: N/A (Applicant is seeking as-of-right 485a through the City of Albany.)

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$454,000
- Mortgage Recording Taxes: \$122,000
- Real Property Taxes: N/A
- Other: N/A

Baseline Requirements:

- Application: Complete
- Meets NYS/CAIDA Requirements: Yes
- Albany 2030 Alignment:
 - Encourage investment in urban land and buildings for employment and housing.
- Planning Approval Status: Expected 1Q 2021
- Meets Project Use Definition: Yes
- Meets “But For” Requirement: Yes, affidavit signed.

Cost Benefit Analysis: See attached Exhibit A: Description of The Project Evaluation and Expected Public Benefits.

Estimated IDA Fee

- Fee amount: \$89,625

CAIDA 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.