

TO: City of Albany Industrial Development Finance Committee
FROM: City of Albany Industrial Development Agency Staff
RE: 575 Broadway Holdings, LLC - IDA Application Summary
DATE: March 6th, 2026

Applicant: 575 Broadway Holdings, LLC

Managing Members (% of Ownership): The Applicant, 575 Broadway Holdings, LLC, is owned by Redburn Prime, LLC (94%), Elizabeth Young Jojo (3%), and TSQ Holdings, LLC (3%). Please see Appendix B for further information.

Project Location: 575 Broadway, Albany, NY

Project Description: The project involves the historic renovation of the three-story structure at 575 Broadway, built in 1919 as Albany's Union Station. The redevelopment will result in a mixed-use structure including 50 workforce housing apartments, as well as approximately 25,000 sf of commercial space, intended to house a data center and a virtual reality theater.

Estimated Project Real Property Benefit Summary (30 Years):

	Status Quo Taxes (no project) Non-Homestead Rate	Project Impact (PILOT Payments)	Net Benefit
Revenue Gain to Taxing Jurisdictions	\$5,741,730	\$5,168,791	\$(572,939)*

	Current Value	Anticipated Future Value**	Net Increase
Property Value Increase	\$3,879,100	\$4,500,000	\$620,900

**The layout, age and inefficiency of this property are well known, making reuse of the property extremely difficult. Additionally, since the PILOT is predicated upon a % of EGI, should those economics ease and property generates revenue in excess of what is anticipated, the PILOT payments will capture that.*

***Project Impact Assessed Value based on letter from the City of Albany Assessor dated 10-28-2025*

At the end of the PILOT period, the project is anticipated to make annual tax payments to the taxing jurisdictions of \$297,403 based on an assessed value of **\$4,500,000** and an annual tax rate of \$66.09.

Estimated Investment: \$18,654,166

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

- *Target Geography:* The project is located downtown; the project is located within a BID; the project is located within a neighborhood plan.

- *Identified Priority:* The proposed project consists of the creation of new residential rental units located downtown; the project includes the historic preservation of eligible property located within a historic district.
- *Identified Growth Area:* The proposed project results in the creation of tech sector facilities; project consists of the conversion of an existing commercial structure into residential rental units.
- *Job Creation:* The project is committing to the retention of one (1) existing job and the creation of one hundred (100) construction jobs.
- *Investment:* The project is anticipating a project cost of \$18.6M

Employment Impact Analysis:

Temporary (Construction 2026-2027) Impact

Impact Type	Average Annual Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	102.45	\$8,544,797	\$10,434,629	\$14,024,585
Indirect Effect	5.75	\$914,426	\$1,581,905	\$2,626,315
Induced Effect	12.03	\$1,567,668	\$2,871,942	\$4,505,877
Total Effect	120.23	\$11,026,891	\$14,888,476	\$21,156,777

**IMPLAN Economic Impact Analysis conducted by the Capital District Regional Planning Commission as of 2-25-2026. Of note: IMPLAN represents average annual construction jobs over the duration of construction.*

Employment Impact:

- Projected Permanent: 0 jobs
- Projected Retained: 1 jobs
- Projected Construction: 100 jobs

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$6,467,130

Estimated Total Mortgage Amount: \$16,299,574

Requested PILOT: The proposal entails the Applicant entering into a PILOT agreement with the IDA which deviates from the prescribed Project Evaluation and Assistance Framework abatement guidelines. Please see staff PILOT analysis for further details.

Third Party Review: Due to the deviation in requested assistance from the Project Evaluation & Assistance Framework, a third-party evaluation of the appropriateness of the applicant’s PILOT request has been received and reviewed by staff. The third party determined that the assumptions included within the application in addition to the abatements requested were necessary and within reasonable parameters.

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$517,370
- Mortgage Recording Taxes: \$162,996
- Real Property Taxes: \$1,491,977
- 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.
 - Vacant and abandoned properties reuse.
- Planning Approval Status: Approved.
- 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: \$186,541.66

CAIDA Mission: Assist in the enhancement and diversity of the economy of the City of Albany (the “City”) by acting in support of projects in the City that create and/or retain jobs and/or promote private sector investment utilizing the statutory powers of the Agency as set forth under the provisions of the laws of the State of New York.