

TO: City of Albany Industrial Development Board of Directors
FROM: City of Albany Industrial Development Agency Staff
RE: 54 State Property LLC - IDA Application Summary
DATE: March 13th, 2026

Applicant: 54 State Property LLC

Managing Members (% of Ownership): The Applicant, 54 State Property, LLC is owned by Ryan Jankow (100%).

Project Location: 52 State Street, Albany, NY

Project Description: The project involves the renovation of an existing +/-180,000 SF ten-story commercial office building into 120 market rate residential units with ground floor commercial space totaling +/- 2500 SF consisting of a coffee shop and bank branch.

Estimated Project Real Property Benefit Summary (20 Years):

	Status Quo Taxes (no project) Non-Homestead Rate	Project Impact (PILOT Payments)	Net Benefit
Revenue Gain to Taxing Jurisdictions	\$5,871,999	\$3,696,748	\$(2,175,251)*

	Current Value	Anticipated Future Value**	Net Increase
Property Value Increase	\$6,624,000	\$7,200,000	\$576,000

** The decrease in revenue to the taxing jurisdictions is offset by the following benefits: the expected retention of commercial tenants downtown, the addition of over 100+ residents to the CBD, and the reuse of an existing commercial structure. Given the high rate of commercial vacancies in the CBD, the highest and best use of the subject property in the current environment is as a mixed-use market rate residential tower.*

***Project Impact Assessed Value based on letter from the City of Albany Assessor dated March 16, 2026*

At the end of the PILOT period, the project is anticipated to make annual tax payments to the taxing jurisdictions of \$390,339 based on an assessed value of **7,200,000** and an annual tax rate of \$54.21.

Estimated Investment: \$26,500,000

Community Benefits: For comparative purposes, please see the attached CAIDA Project Evaluation and Assistance Framework Staff Analysis for more detail on the Community Benefits metrics below. Please note that the project was evaluated outside of the Project Evaluation and Assistance Framework.

- *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.
- *Identified Growth Area:* The project consists of the conversion of an existing commercial structure into residential rental units.
- *Job Creation:* The project is committing to the retention of six (6) existing jobs, the creation of two (2) new jobs, and the creation of eighty (80) construction jobs.
- *Investment:* The project is anticipating a project cost of \$26.5M

Employment Impact Analysis:

Temporary (Construction 2027-2028) Impact

Impact Type	Average Annual Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	41.09	\$2,542,463	\$6,817,372	\$17,570,359
Indirect Effect	8.95	\$1,561,063	\$2,962,228	\$4,525,883
Induced Effect	8.95	\$710,096	\$1,340,016	\$2,047,538
Total Effect	58.99	\$4,813,623	\$11,119,617	\$24,143,780

Permanent (Operations 2030) Impact

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	2.00	\$125,000	\$162,085	\$283,504
Indirect Effect	0.22	\$19,798	\$38,545	\$58,161
Induced Effect	0.23	\$18,160	\$34,382	\$52,521
Total Effect	2.45	\$162,958	\$235,012	\$394,186

**IMPLAN Economic Impact Analysis conducted by the Capital District Regional Planning Commission as of 3-30-2026. Of note: IMPLAN represents average annual construction jobs over the duration of construction.*

Employment Impact:

- Projected Permanent: 2 jobs
- Projected Retained: 6 jobs
- Projected Construction: 80 jobs

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$17,400,000

Estimated Total Mortgage Amount: \$21,200,000

Requested PILOT: The proposal entails the Applicant entering into a 20-year PILOT agreement with the IDA which deviates from the prescribed Project Evaluation and Assistance Framework abatement guidelines. Any commercial office space that fails to vacant/move will be removed from PILOT

consideration and taxed at the regular rate based on the pro rata share of the tenant square footage occupied.

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 is underway.

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$1,392,000
- Mortgage Recording Taxes: \$212,000
- Real Property Taxes: \$2,685,860
- 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: 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: \$265,000.00

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.