

TO: City of Albany Industrial Development Finance Committee
FROM: City of Albany Industrial Development Agency Staff
RE: 120 Madison Ave LLC - IDA Application Summary
DATE: June 6th, 2026

Applicant: 120 Madison Ave, LLC

Managing Members (% of Ownership): The Applicant, 120 Madison Ave, LLC, is owned by Jahkeen Hoke (100%).

Project Location: 120 Madison Avenue, Albany, NY

Project Description: The project involves the redevelopment of the vacant former Prince Hall Mason's Building into a mixed-use residential/commercial building. The renovation will convert the upper floors into 11 residential units, with approximately 3,000 SF of ground floor commercial retail space.

Estimated Project Real Property Benefit Summary (18 Years):

	Status Quo Taxes (no project) Non-Homestead Rate	Project Impact (PILOT Payments)	Net Benefit
Revenue Gain to Taxing Jurisdictions	\$490,939	\$394,177	\$(96,762)*

	Current Value	Anticipated Future Value*	Net Increase
Property Value Increase	\$641,000	\$855,000	\$214,000

** The minimal decrease in revenue to the taxing jurisdictions is offset by the following benefits: the addition of +/- 11 residential units to Downtown/South End and the stabilization and reuse of a long vacant building. In lieu of this investment, it is anticipated the property value would continue to decrease as the property degrades.*

***Project Impact Assessed Value based on letter from the City of Albany Assessor dated 3-19-2026.*

At the end of the PILOT period, the project is anticipated to make annual tax payments to the taxing jurisdictions of \$43,679 based on an assessed value of **\$855,000** and an annual tax rate of \$51.09.

Estimated Investment: \$5,435,353

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 within a BID; the project is located Downtown; the project is located within a neighborhood plan; the project is located within a distressed census tract.

- *Identified Priority:* The project includes the redevelopment of a vacant/tax-exempt property; the project includes the addition of residential units in Downtown; the project includes the historic preservation of eligible property located within a historic district.
- *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 creation of three (3) permanent jobs and the creation of twenty (20) construction jobs.
- *Investment:* The project is anticipating a project cost of \$4.7 million

Employment Impact Analysis:

Temporary (Construction 2026-2027) Impact

Impact Type	Average Annual Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	20.25	\$1,366,617	\$1,780,370	\$2,970,883
Indirect Effect	1.26	\$243,129	\$434,359	\$687,882
Induced Effect	1.70	\$241,898	\$456,738	\$697,842
Total Effect	23.21	\$1,851,643	\$2,671,468	\$4,356,607

Permanent (Operations 2027) Impact

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	3.00	\$142,090	\$115,402	\$155,835
Indirect Effect	0.17	\$14,011	\$21,380	\$34,893
Induced Effect	0.31	\$22,211	\$41,962	\$64,108
Total Effect	3.48	\$178,313	\$178,743	\$254,836

**IMPLAN Economic Impact Analysis conducted by the Capital District Regional Planning Commission as of 4-25-2026. Of note: IMPLAN represents average annual construction jobs over the duration of construction.*

Employment Impact:

- Projected Permanent: 3 jobs
- Projected Retained: 0 jobs
- Projected Construction: 20 jobs

Type of Financing: Straight Lease

Amount of Bonds Requested: None

Estimated Total Purchases Exempt from Sales Tax: \$3,750,000

Estimated Total Mortgage Amount: \$2,630,000

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.

Estimated Value of Tax Exemptions:

- NYS Sales and Compensating Use Tax: \$300,000
- Mortgage Recording Taxes: \$26,300
- Real Property Taxes: \$260,664
- 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 Buildings Reuse
 - Reduce Blight
- 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: \$47,676.41

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.