

UPDATE 2019 Glens Falls Industrial Development Agency Report by Ed Bartholomew Executive Director

Current Glens Falls IDA Projects (11)

Mission of Glens Falls Industrial Development

*assist, promote job creation and job retention

*assist in development of vacant, deteriorating buildings,

* assist in the development of new projects on vacant and or underutilized properties

Summary:

10 of the 11 current IDA Projects involve redevelopment of vacant and or underutilized buildings or vacant properties in Glens Falls

V. Rogers Building 21 Bay Street Built 1927) redevelopment of vacant former office complex and adjoining vacant former Niagara Mohawk Building 14 Maple Street) into mixed use of residential units (27), office space, retail and restaurants PILOT 15 years; in 7th year of PILOT

V. Warren Street Square Project 79 Warren Street redeveloped of vacant warehouse space /constructed as carriage & buckboard factory into office and residential units (27) PILOT 10 years; in 7th year of PILOT (Note Developer received \$500,000 RESTORE Grant)

V. Former vacant US Post Office 70 Warren Street being redeveloped into office, commercial space (10,000 sq. ft.) PILOT 12 years; in 4th year of PILOT

V. Smith Flats Building (53-61 Bay Street built 1895) redeveloped a vacant office/residential complex into offices on first floor and residential units (10) on upper floors Project PILOT 5 years; in 2nd of PILOT

V. Former vacant Salvation Army Building 13 Chester Street developed into medical offices and residential units PILOT 10 years; in 4th year of PILOT

V. McEachron House 65 Ridge Street former city owned building (since 1924); prior owner was the home of William McEachron and family (built 1891) and under City ownership at one time home to many not for profit organizations converted from unoccupied space into restaurant on first floor and upper floor residential units(4) PILOT 10 years ; in 5th year of PILOT

V.221 Glen Street constructed 1890 (Spot Coffee first floor) redevelopment of essentially vacant former furniture store and previously the former YMCA building (40,000 sq. ft.) into mixed use building with 29 residential units on upper floors and coffee shop (Spot Coffee) on first floor PILOT 10 years; in 7th year of PILOT

V. 14 Hudson Avenue Mixed Us Project –developed /constructed on former vacant surface parking lot into mixed multi-story complex (150,000 sq. ft.)Including 87 residential units, and SUNY Adirondack Culinary PILOT 15 years; in 3rd year of PILOT

V. Park Theater Park Street developed a vacant former vaudeville theater (1920's), former print shop and practice area into a multipurpose performing center on first floor and restaurant on lower level PILOT 5 years ; in 2nd year of PILOT

V.333 Glen Street Parking Structure adjoins Travelers Building; development of multi-story parking structure on vacant surface parking lot PILOT 10 years; in 9th year of PILOT

The eleventh GF IDA Project involves major renovations/redevelopment to the historic Queensbury Hotel 88 Ridge Street. Substantial rehabilitation of public space areas, upgrade restaurant facilities, refurbishment of hotel rooms and conference areas. PILOT 10 years; in 2nd year of PILOT

V=Vacant building or Vacant property

4 of the GF IDA Projects were re developed/developed on former tax exempt property (TEP) meaning no taxes were being paid to the City, County & School District under prior Not for Profit ownership . These 4 current IDA developments in 2018 paid a total of tax revenues of \$63,042.80 (\$27,047.84 (City County); \$35,994.95 GF School) these four projects on former tax exempt property include:

70 Warren Street (Former Post Office & St Mary's Ownership) now being re developed into commercial office space (TEP)

McEachron House 65 Ridge Street (formerly City Owned vacant building) redeveloped into mixed uses restaurant and upper floors residential apartments (TEP)

14 Hudson Avenue Mixed Use Project (surface parking lot(formerly owned by GF Hospital along Hudson Avenue) redeveloped into mixed use 87 residential units, major tenant SUNY @Adirondack Culinary; professional office (TEP)

13 Chester Street (formerly vacant Salvation Army building; presently redeveloped into mixed medical office, residential units (TEP)

Four current IDA projects have been developed by Peter Hoffman

70 Warren Street (former Post Office)

53-63 Bay Street Smith Flats

79 Warren Street (Warren Street Square)

21 Bay Street Rogers Building

EXPLANATION PILOT PAYMENT

PILOT (Payment in lieu of taxes) under IDA Projects as outlined herein:

*Applicant agrees to continue pay the full taxes on the current assessed value (known as the BASE) at time of development during term of the PILOT. The term of an IDA PILOT may range from 5 to 10 or 15 years. While the BASE VALUE remains constant, the respective annual municipal/school tax rates will be applied toward the base value each year; so while the base value remains constant during the PILOT period, the Pilot payments are adjusted annually by the yearly tax rates by the respective municipalities. Generally PILOT payments consist of period of time that the developer pays only the base value and the second time period within the PILOT is based upon Base Value plus 50 per cent of the improved assessed valuation of the project. At the end of the PILOT period full payment of taxes is undertaken.

*It should be noted all IDA projects are required to pay full water and sewer fees along with full payment of any Special Districts assessment charges such as Crandall Library and City's Business Improvement District (BID)

11 Current GF IDA Projects:

Rogers Building 21 Bay Street

Ownership Peter Hoffman etc.

Prior status **V** vacant, deteriorating building

Current status mixed use building residential units, retail/commercial

In 7th year of 15th year PILOT

Years 1-8 Base Value; Years 9-15 Base Value plus 50 % improved assessed valuation

Current Pilot Payment \$26,890.30

Warren Street Square Project 79 Warren Street

Ownership Peter Hoffman etc.

Prior status **V** vacant, deteriorating building.

Current status mixed use building residential units, retail/commercial

In 7th year of 10 year PILOT

Years 1-5 Base Value; Years 6-10 Base Value plus 50% improved assessed valuation

Current PILOT Payment \$72,265.00

Note: Developer also received \$500,000 RESTORE Grant

70 Warren Street (former Post Office)

Ownership Peter Hoffman.

Prior status TAX EXEMPT-NO TAXES GENERATED vacant, deteriorating building of sg ft.

Current status mixed use building residential units, retail/commercial

In 4th year of 12 year PILOT

Years 1-6 Base Value Years; 7-12BV plus 50% of assessed valuation

Current PILOT Payment \$5,062.68

Smith Flats Building (53-61 Bay Street)

Ownership Peter Hoffman

Prior status Vacant deteriorating building –former apartment office complex

Current status redeveloped building suitable for commercial. Office uses

In 2nd year of 5th year Pilot

Base Value Years 1-3; Years 4-5 Base Value plus 50 % improved assessed valuation

Current PILOT Payment \$\$6,224.00

13 Chester Street (former Salvation Army Building)

Ownership 13 Chester Street LLC Dimitri Koumanis

Prior status TAX EXEMPT (former Salvation Army, vacant deteriorating property
no taxes paid on the property

Current status

Current status restored and redeveloped building into professional office

In 4th year of 10 year PILOT

Years 1-5 Base Value; Years 6-10 Base Value Plus 50% improved assessed valuation

Current PILOT Payment \$16,399.77

McEachron House 65 Ridge Street

Ownership 65 Ridge Street LLC Ronald L. Newell, Marcia Newell, and Michael Laney

Prior status TAX EXEMPT –NO TAXES GENERATED McEachron family deeded building to City in 1924 for City Health Office and City Offices and Not for Profits and at time of transfer from City the building was vacant and in, deteriorating building

Current status mixed use building residential units, and restaurant

In 5th year of 10 year PILOT

Base Value Years 1-5, Years 6-10 Base Value plus 50 % improved assessed valuation

Current PILOT Payment \$14,669.32

221 Glen Street (Spot Coffee)

Ownership Bruce Boswell

Prior Status upper floors vacant (approx. % of building)

Current Status redeveloped mixed use – Spot Coffee located on first floor, _apartment on upper floors

In 7th year of 10th year PILOT

Years 1-5 Base Value Years; 6-10 Base value plus 50% improved assessed valuation

Current PILOT Payment \$69,424.00

Queensbury Hotel 88 Ridge Street

Ownership Ed Moore

Prior Status deteriorating Hotel with low occupancy

Current Status redeveloped common areas, restaurants, conference rooms and units

Expansion of conferences at Hotel,

In 2rd year of 10th year PILOT

Base value included current Q Hotel assessment 1.9 M Base Value BV year 1-5

Year 6-10 BV plus 50 of improved assessed valuation

Current PILOT Payment \$81,376.35

14 Hudson Avenue

OWNERSHIP 14 Hudson LLC Sonny Bonacio –David Buicko

Prior status TAX EXEMPT –NO TAXES GENERATED formerly owned by Glens Falls Hospital –Not for Project

Current status mixed use building residential units, SUNY@ Adirondack Culinary, 5 occupied and restaurant

In 3rd year of 15 year

Years 1-8 Base Value; Years 9-15 Base Plus 50% improved assessed valuation

Current PILOT Payment \$26,911.04

Note: Tenant within the building SUNY Adirondack received CITY DRI grant of \$600,000 and an ESD grant of \$500,000 toward the SUNY Culinary School

Park Theater Park Street

Ownership Elizabeth Miller

Prior Status vacant building previously Vaudeville Theater in the 1920

Current Status redeveloped into a theater and restaurant lower level

In 2nd year of 5 year PILOT

Base value year's 1-3.; Years 4-& 5 BV plus 50% of improved assessed value

Current PILOT Payment \$70002.68

Note: Developer also received a \$ 600,000 as CFA grant of

333 Glen Street Parking Structure adjoins 333 Glen Travelers Building

Ownership Bruce Boswell etal

Prior Status - vacant surface parcel utilized for surface parking for Travelers Building

Current Status development of parking structure

In 9th year of 10 year PILOT

Base Value year 1-5 years

Base Value plus 50% improved assessed valuation Years 6-10

Current PILOT Payment \$68,435.48

Full Payment beginning in 2021

TOTAL 2018 PILOT PAYMENTS \$420,333.70

City- County Share \$190,023.20

GF School Share \$230,810.50

NOTE

Empire Theater 11-17 South Street (Developer Michael Kaides) completed his IDA Agreement and PILOT in December 2018 – development of a vacant former movie theater in the 1940’s, and later dead file storage complex into a mixed use development of office space, food coop and 11 residential units on the upper floors. PILOT Program 10 years (Years 1-5 Base Value Years 6-10 Base Value plus 50% of improved assessed valuation)