County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Meeting Agenda

Thursday, September 26, 2024

6:30 PM

Harold L. Joyce Albany County Office Building
Cahill Room - First Floor

Audit and Finance Committee

PREVIOUS BUSINESS:

1. APPROVING PREVIOUS MEETING MINUTES

2. AMENDING THE RULES AND REGULATIONS FOR ALBANY COUNTY EMPLOYEES REGARDING HEALTH INSURANCE BENEFITS FOR RETIREES

3. PUBLIC HEARING ON PROPOSED LOCAL LAW NO. “L” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

4. REQUESTING THE DEPARTMENT OF GENERAL SERVICES TO CONDUCT AN ECONOMIC IMPACT STUDY REGARDING THE PLACEMENT OF PUBLIC-USE ELECTRIC VEHICLE CHARGERS AT ALL COUNTY PROPERTIES, INCLUDING VACANT PARCELS

5. LOCAL LAW NO. “L” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

CURRENT BUSINESS:

6. AMENDING THE 2024 CORONER'S OFFICE BUDGET: OPIOID SETTLEMENT FUNDS

7. AUTHORIZING A PAYMENT IN LIEU OF TAXES AGREEMENT WITH HOF SOLAR, LLC REGARDING REAL PROPERTY LOCATED AT 196 JERICHO ROAD (TAX MAP NO. 121.00-1-8) IN THE TOWN OF BETHLEHEM

8. AUTHORIZING AN AGREEMENT WITH THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK REGARDING THE NEW YORK STATEWIDE INVESTMENT IN MORE SWIMMING GRANT AND AMENDING THE 2024 DEPARTMENT OF PARKS AND RECREATION BUDGET

9. DECLARING A PARCEL OF REAL PROPERTY LOCATED AT 770 ALBANY SHAKER ROAD (TAX MAP NO. 30.-2-13) IN THE TOWN OF COLONIE NO LONGER NECESSARY FOR PUBLIC USE

10. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 770 ALBANY SHAKER ROAD (TAX MAP NO. 30.-2-13) THE TOWN OF COLONIE

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Meeting Minutes

Thursday, August 29, 2024

6:30 PM

Harold L. Joyce Albany County Office Building
Cahill Room - First Floor

Audit and Finance Committee

PREVIOUS BUSINESS:

Present: Wanda F. Willingham, Dustin M. Reidy, Frank J. Commisso, Gary W. Domalewicz, Lynne Lekakis, Mark E. Grimm and Paul J. Burgdorf

Excused: William M. Clay and Raymond F. Joyce

1. APPROVING PREVIOUS MEETING MINUTES

A motion was made that the previous meeting minutes be approved. The motion carried by a unanimous vote.

2. AMENDING THE RULES AND REGULATIONS FOR ALBANY COUNTY EMPLOYEES REGARDING HEALTH INSURANCE BENEFITS FOR RETIREES

This proposal was tabled at the request of the Sponsor.

3. PUBLIC HEARING ON PROPOSED LOCAL LAW NO. “L” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

This proposal was tabled at the request of the Sponsor.

4. LOCAL LAW NO. “L” FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

This Local Law was tabled at the request of the Sponsor.

CURRENT BUSINESS:

5. PROVIDING FOR A PLAN OF DISPOSITION OF COMMERCIAL GAMING REVENUE FUNDS

A motion was made to move the proposal forward with a negative recommendation. The motion passed 5-2 with Burgdorf and Grimm opposed.

6. REQUESTING THE DEPARTMENT OF GENERAL SERVICES TO CONDUCT AN ECONOMIC IMPACT STUDY REGARDING THE PLACEMENT OF PUBLIC-USE ELECTRIC VEHICLE CHARGERS AT ALL COUNTY PROPERTIES, INCLUDING VACANT PARCELS

This proposal was tabled at the request of the Sponsor.

7. RATIFYING AN AGREEMENT OF ADJUSTMENT AND RELEASE OF OWNER WITH THE STATE OF NEW YORK AND AUTHORIZING THE EXECUTION OF CLOSING PAPERS ON BEHALF OF THE COUNTY OF ALBANY

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

8. AMENDING THE 2024 BOARD OF ELECTIONS BUDGET: OVERTIME

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

9. AMENDING RESOLUTION NO. 368 FOR 2020 REGARDING THE NEW YORK STATE ELECTIONS CYBERSECURITY REMEDIATION GRANT PROGRAM

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

10. AMENDING RESOLUTION NO. 469 FOR 2022, AS AMENDED, REGARDING THE ABSENTEE BALLOT PRE-PAID POSTAGE GRANT PROGRAM

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

11. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 8 COLBY STREET (TAX MAP NO. 65.21-3-21) IN THE CITY OF ALBANY

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

12. AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 1579 CENTRAL AVENUE (TAX MAP NO. 41.8-6-41) IN THE TOWN OF COLONIE

A motion was made to move the proposal forward with a positive recommendation. The motion carried by a unanimous vote.

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Meeting Minutes

Monday, September 16, 2024

5:00 PM

Harold L. Joyce Albany County Office Building
Cahill Room - First Floor

Audit and Finance Committee

CURRENT BUSINESS:

Present: Wanda F. Willingham, Dustin M. Reidy, Frank J. Commisso, Gary W. Domalewicz, Raymond F. Joyce, Lynne Lekakis, Mark E. Grimm and Paul J. Burgdorf

Excused: William M. Clay

1. APPROVING THE 2025-2029 ALBANY COUNTY AIRPORT AUTHORITY CAPITAL PROGRAM

A motion was made to move the proposal forward with a positive recommendation. The motion passed 6-2 with Burgdorf and Grimm opposed.

LOCAL LAW NO. "L" FOR 2024

A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

Introduced: 7/8/24
By Reidy:

A Local Law creating Chapter 112 of the Code of the County of Albany, entitled **Arts and Culture**, and Article 1 of such Chapter, entitled **Public Art Fund**, to provide public financial support for public art in Albany County.

BE IT ENACTED by the Albany County Legislature as follows:

Section 1. Chapter Creation.

Chapter 112, **Arts and Culture** is hereby created.

Chapter 112, Article I, **Public Art Fund**, is hereby created.

Section 2. § 112-1, Title.

This Local Law shall be known as the "Albany County Matthew Peter Public Art Law."

Section 3. § 112-2, Legislative Intent.

The Albany County Legislature hereby finds and determines that art is essential to the human experience and should be accessible to all County residents.

The Legislature further finds and determines that, in addition to aesthetic value, public art installations provide a community-building effect that evoke empathy, understanding, identity, and a sense of belonging.

The Legislature further finds and determines that public art is an indispensable tool combat blight, promote mental and physical health, deter criminal activity, and increase public safety in communities.

The Legislature further finds and determines that public art allows the community to participate in the creation of public spaces and is a powerful way to increase neighborhood pride and identity, foster social bonds, and provide access to art for all people regardless of their circumstance.

The Legislature further finds and determines that public art brings economic benefits such as increased tourism and new jobs by encouraging pedestrian activity, improving the viability of local businesses, and stimulating the local creative economy.

The Legislature further finds and determines that local artists should be valued for their work and provided opportunities to use their essential talents and skills to better the County in exchange for fair compensation.

The Legislature further finds and determines that due to the aforementioned reasons, Albany County would benefit greatly from the creation of a funding mechanism for public art related to certain County capital construction projects.

Section 4. § 112-3, Definitions.

"Public Art" includes any application of artistic skill to the production of tangible objects according to aesthetic principles. "Public Art" includes, but is not limited to, paintings, sculptures, engravings, carvings, frescoes, mobiles, murals, collages, mosaics, statues, bas-reliefs, tapestries, photographs, fountains, streetscapes, drawings, ceramics, topiary, and other decorative public use features.

"Capital Projects" includes:

(a) New construction of a building or of additional space added to a building; and/or
(b) Any reconstruction or renovation of a building or part of a building, whether financed through the issuance of bonds, pay-as-you-go funding, or other non-County funding sources.

"Projects" shall not include those which are solely for rehabilitation of equipment.

"Cost of a Project" includes design, architectural and engineering fees, site work, construction, and contingency allowances for a project.

"Public Art Fund" means a fund to which 1 percent of the value of a new capital project, up to a maximum of $10,000 for each capital project, will be allocated to fund public art initiatives in Albany County.

"Board" refers to the Public Art Board of Directors.

"Master Public Art Plan" means the annual plan drafted by the Public Art Committee to ensure a transparent, culturally-competent acquisition program and clear implementation guidelines.

Section 5. § 112-4, Public Art Fund.

Capital projects that are $250,000 or greater, whether funded by capital funds or operating funds, shall include the appropriation of funds equal to 1 percent of the cost of the project, with said funds to be appropriated for the acquisition, maintenance, and management of public art, except where the appropriating resolution, bond resolution, or budget may provide otherwise; provided, however, that, where applicable, such amount shall be reduced to the extent that state funds, Federal funds, and funding derived from water rates, water quality treatment charges, sewer rents and sewage, wastewater and refuse collection charges in the County, are not authorized to be used for such purpose. The maximum allocated for public art shall be $10,000 from each eligible capital project.

A public art fund shall be created by the Department of Management and Budget to hold funds for implementation of the projects finalized in the Master Public Art Plan and/or projects chosen by the Public Art Board of Directors. The fund shall be known as the "Matthew Peter Public Art Fund" in memory of the late Legislator Matthew Peter who championed public art projects in the City of Albany.

The use of any funds appropriated for any project for public art purposes shall be in accordance with the Master Public Art Plan, except that any such funds provided from the proceeds of County serial bonds or notes shall be used only for public art purposes related to the project for which such bonds or notes were authorized. To the extent the total appropriation of a project is not used for the acquisition of works of art for said project, upon the approval of the County Legislature, the remainder may be used for:

(a) Arts program administrative costs, insurance costs, or the repair and maintenance of any artwork acquired under this law; or
(b) Supplementing other appropriations for the acquisition of artwork under this law or to place artwork in or near government facilities which have already been constructed.

Section 6. § 112-5, Public Art Board of Directors.

A. There shall be Public Art Board of Directors, henceforth referred to as the Board, consisting of five voting members. The County Executive shall appoint one member, the Majority Leader of the Legislature shall appoint two members, the Chair of the Legislative Black Caucus shall appoint one member, and the full County Legislature shall appoint one member. All five members shall be subject to confirmation by the Legislature. The Board shall appoint a Chair from its membership to serve a one-year term.

B. All Board members shall be experts in the fields of art, art history, architecture, or architectural history. Members must be residents of Albany County and may not be a County employee or officer or serve on any other

County advisory boards. Members shall be professionally associated with local visual arts groups, such as art galleries or art schools, or have at least 10 years of experience creating professional art.

C. In addition to the five voting Board members, the County Executive, the Chair of the Legislature, the Chair of the Legislature's Public Works Committee, and the Majority Leader of the Legislature, or their designees, shall serve as ex officio members of the Board.

D. The Board shall choose the method of acquisition of public art for each project. Methods of acquisition may include, but are not limited to, projects of preexisting art, direct commission, art competition, request for proposals, or acceptance of donations.

E. For each project, the Board may convene a panel comprised of at least three Board members, one of whom shall be designated panel Chair. The Board may also appoint additional art experts to serve as members of the project panel. The Board may appoint additional members to the panel to serve as advisors, such as community representatives, County employees, project managers, or others who will have frequent contact with the public art when it is completed. An architect or engineer shall be an ex officio member of each panel. The panel shall review the scope of each project and shall make recommendations to the Board on the nature of the public art to be considered for the project, the method of acquisition for each project, the specific artist and the specific art for each project, and what portion of the budget for each project shall be used for refurbishing or restoring existing works of art or to be set aside for the maintenance of a work of art.

F. The acquisition and siting of all artwork shall be subject to legislative approval.

G. Ownership and title of all works of public art acquired by the County under this Local Law shall be vested in the County of Albany.

H. The Board shall create by-laws, subject to legislative approval, which will govern the conduct and operations of the Board.

I. The Albany County Department of Economic Development and Planning shall serve as coordinator for the program and provide staff support to the Board.

J. The Board shall deliver an annual report to the County Legislature detailing its operations, Master Public Art Plan, and art created under its authority.

Section 7. § 112-6, Master Public Art Plan.

The Board shall prepare an annual Master Public Art Plan ("Plan"), subject to legislative approval, to ensure a transparent, culturally-competent acquisition program and clear implementation guidelines. The Board shall hold a public hearing on the Master Public Art Plan prior to its approval. The Master Public Art Plan shall be approved by the Board and submitted to the legislature annually by March 1.

(a) All acquisitions and sales of public art shall be in accordance with the Master Public Art Plan. The Board shall recommend acquisitions and the hiring of artists in addition to overseeing the public education and curatorial aspects of the acquisition program.

(b) The Plan shall make all efforts to be equitable and include artists from a variety of different backgrounds for public art projects. The siting of these projects shall be County-wide, but shall include efforts to place art in underserved areas.

(c) The Plan shall make all efforts to utilize artists who are County residents.

(d) The Plan shall emphasize the importance of fair and adequate compensation for artists.

(e) The Plan shall be voted on by the Legislature and presented to the Department of Economic Development and Planning by May 1st each year.

(f) The Board shall, through the Plan and its acquisition program, make best efforts to call for artist submissions and publicize the intention to find appropriate art within 30 days of the Plan's approval each year.

(g) Final contracts to authorize public art contracts and the hiring of artists are subject to approval by the Albany County Legislature.

Section 8. Severability.

If any clause, sentence, paragraph, section, subdivision, or other part of this Local Law or its application shall be adjudged by a court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder of the Local Law which shall remain in full force and effect except as limited by such order or judgment.

Section 9. SEQRA Compliance.

This County Legislature determines that this Local Law constitutes a "Type II action" pursuant to the provisions of the State Environmental Quality Review Act (SEQRA), and that no further action under SEQRA is required.

Section 10. Effective Date.

This Local Law shall take effect immediately following its filing with the Office of the Secretary of State.

RESOLUTION NO. 420

PUBLIC HEARING ON PROPOSED LOCAL LAW NO. "L" FOR 2024: A LOCAL LAW OF THE COUNTY OF ALBANY, NEW YORK ESTABLISHING CHAPTER 112 OF THE ALBANY COUNTY CODE TO CREATE A PUBLIC ART FUND

Introduced: 7/8/24
By Reidy:

RESOLVED, By the County Legislature of the County of Albany that a public hearing on proposed Local Law No. "L" for 2024, "A Local Law of the County of Albany, New York Establishing Chapter 112 of the Albany County Code to Create a Public Art Fund" to be held by the Albany County Legislature at 7:15 p.m. on Tuesday, July 23, 2024, with participation information to be made available on the Albany County website, and the Clerk of the County Legislature is directed to cause notice of such hearing to be published containing the necessary information in accordance with the applicable provisions of law.

RESOLUTION NO. 494

REQUESTING THE DEPARTMENT OF GENERAL SERVICES TO CONDUCT AN ECONOMIC IMPACT STUDY REGARDING THE PLACEMENT OF PUBLIC-USE ELECTRIC VEHICLE CHARGERS AT ALL COUNTY PROPERTIES, INCLUDING VACANT PARCELS

Introduced:
By: Drake, Burgdorf, Mauriello

WHEREAS, Resolution No. 374 for 2024, adopted by the Albany County Legislature on July 8th, 2024, requested a site feasibility study of the placement of public use electric vehicle charging stations on various County properties, and

WHEREAS, Resolution No. 374 of 2024 spoke primarily to the need of Albany County to survey what County properties, if any, would be suitable for hosting public use electric vehicle charging stations without consideration for the long-term fiscal sustainability of public use charging stations, specifically with regard to the installation, maintenance, and continued use of such stations, and

WHEREAS, While creating incentives for the adoption of electric vehicles is laudable, additional detail is necessary for the Legislature to properly make a determination regarding the adoption of County-operated electric vehicle charging stations, now, therefore, be it

RESOLVED, That this Honorable Body requests that the Department of General Services conduct a study on the fiscal sustainability of the installation of public use electric vehicle charging stations on vacant County properties; said study shall examine existing availability of public use chargers near County owned properties, the projected cost of installation of charging stations, the annual maintenance and projected electricity costs associated with such stations, the County funding source(s) which will cover these projected costs, projected revenues generated from fees on charging station usage, and any other issues determined by the Department to be necessary for implementation and long-term sustainability of said stations, and, be it further

RESOLVED, That the Department of General Services report its findings by August 30, 2025 so that, if feasible, the costs of such investment and any potential revenues can be made a part of the 2026 Albany County budget discussions, and be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

PAUL L. MARRA
JOHN KEEGAN
ANTONIO STURGES
KEVIN CROSIER

KELLIE STROCK
CONFIDENTIAL SECRETARY

JOHN J. LEN, MD
BERNARD T. NG ,MD,MBA
N. BALASUBRAMANIAM, MD
CORONERS∞PHYSICIANS

COUNTY OF ALBANY
OFFICE OF CORONERS
112 STATE STREET, SUITE 820
ALBANY, NEW YORK 12207
PHONE: (518) 445-7604
FAX: (518) 447-5699

July 31, 2024

Honorable Joanne Cunningham
Chairwoman
Albany County Legislature
112 State Street, Suite 710
Albany, NY 12207

Dear Chairwoman Cunningham,

Given the impact of the opioid epidemic on our community, the Albany County Coroner's Office is requesting $57,356 in Opioid Settlement Funding to better serve the residents of Albany County. This funding would be used to add an additional full-time support staff member to our office, which would allow for more comprehensive data collection and tracking of opioid related deaths within Albany County. This staff member would also be expected to support the office and aid our four Coroners with daily tasks in order to operate more efficiently.

Our office would also utilize this funding for a new data collection system, which would help streamline communication between Coroners, Physicians and Support Staff. The MDI Log Case Management System will also allow more comprehensive data collection, especially regarding opioid overdoses.

Lastly, this funding would also be used to establish a dedicated Coroner's Office Courier, whose responsibilities would include but are not limited to, dropping off medical records to our Coroner's Physicians, as well as transporting blood samples between area hospitals on an as-needed basis. In doing so, this will help provide more accurate and timely toxicology results.

Please feel free to contact our office if you have any questions regarding these requests.

Sincerely,

Paul Marra
Senior Coroner

cc: Hon. Dennis A. Feeney, Majority Leader
Hon. Frank A. Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel

County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-5720, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):
Budget Amendment To Provide Opioid Settlement Funds to the Albany County Coroner's Office for Additional Staffing, Courier Services, and Data Management

Date: 07/26/2024
Department: Coroners
Attending Meeting: Kellie Strock and/or Paul Marra
Submitted By: Kellie Strock
Title: Confidential Secretary
Phone: 7604

Purpose of Request: Budget Amendment Enter text.

CONTRACT TERMS/CONDITIONS:
Party Names and Addresses:
Enter text.

Term: (Start/end date or duration) Enter text.
Amount/Raise Schedule/Fee: Enter text.

BUDGET INFORMATION:
Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☐ No ☒
Spreadsheet attached: Yes ☒ No ☐

Source of Funding - (Percentages)
Federal: Enter text. County: 100%
State: Enter text. Local: Enter text.

County Budget Accounts:
Revenue Account and Line: See Attached Budget Amendment
Revenue Amount: $57, 356
Appropriation Account and Line: See Attached Budget Amendment
Appropriation Amount: $57, 356

ADDITIONAL INFORMATION:
Mandated Program/Service: Yes ☐ No ☒
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☐ No ☒
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

Given the impact of the opioid epidemic on our community, the Albany County Coroner's Office is requesting a total of $57, 356 in Opioid Settlement funding for the remainder of 2024. This funding will be used for a full-time office support staff member, a new data collection and management system, and office courier services. This funding will allow for more comprehensive data collection, as well as tracking of opioid related deaths within Albany County.

APPROPRIATIONS

USE WHOLE NUMBERS ONLY

BUDGET LINE						DESCRIPTION	INCREASE	DECREASE	UNIT COST	DEPARTMENT NAME
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY						
				STATE POS. CODE	POSITION CONTROL					
A	4320	44021	OSF15			Computer Supplies	$36,000		$36,000	Opioids Settlement
A	4320	44046	OSF15			Fees for Services	$3,000		$3,000	
A	4320	15504	OSF15	001	200028	Administrative Assistant	$12,000		$12,000	Opioids Settlement
A	4320	89010	OSF15			Retirement	$2,078		$2,078	Opioids Settlement
A	4320	89030	OSF15			Social Security	$918		$918	Opioids Settlement
A	4320	89060	OSF15			Hospital and Medical Insurance	$3,360		$3,360	Opioids Settlement
						TOTAL APPROPRIATIONS	$57,356	$0		

ESTIMATED REVENUES

USE WHOLE NUMBERS ONLY

BUDGET LINE						DESCRIPTION	DECREASE	INCREASE	UNIT COST	DEPARTMENT NAME
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY						
				STATE POS. CODE	POSITION CONTROL					
A	4320	02735O	00000			Opioid Settlement Funds (Direct)		$57,356		Opioids Settlement
						TOTAL REVENUES	$0	$57,356		
						GRAND TOTAL	$57,356	$57,356		

DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
REAL PROPERTY TAX SERVICE AGENCY
112 SATE STREET, ROOM 1340
ALBANY, NEW YORK 12207
OFFICE: (518) 487-5291
FAX: (518) 447-2503
www.albanycounty.com

MICHAEL McGUIRE
DIRECTOR

August 21, 2024

Honorable Joanne Cunningham, Chairperson
Albany County Legislature
112 State Street, Rm 710
Albany, NY 12207

Re: Request for authorization to enter into a Payment in Lieu of Taxes (PILOT) agreement HOF Solar, LLC

Dear Chairperson Cunningham,

The Real Property Tax Service Agency respectfully requests authorization to enter into a Payment in Lieu of Taxes (PILOT) agreement with HOF Solar, LLC. The owner is proposing to develop a 5 Megawatt AC solar energy system on a parcel of land located within the Town of Bethlehem at 196 Jericho Rd, Tax Map ID # 121.00-1-8.

Real Property Tax Law (RPTL) § 487 exempts the value of a solar energy system from local property taxes. Under the law, any increase in the property value attributable to the addition of the solar energy system is exempt from property taxes for fifteen years. Pursuant to §487, a taxing jurisdiction can require a solar developer to pay an annual fee or "payment in lieu of taxes" as a replacement for the taxes it would have otherwise collected. Under the law, PILOT amounts cannot exceed what the tax amount would have been without the §487 exemption.

The developer proposed an annual PILOT payment of $900 per Megawatt AC of Capacity with a two percent annual escalator. This amount falls within the NYSERDA PILOT rate guidance for National Grid territory. Based on the size of this project the first year PILOT payment will be $4,500.00. The 15-year term shall commence on January 1st of the year immediately following the date when the Project is recognized as exemption from taxation on the municipal assessment roll, which will result in an initial PILOT payment in January of 2026.

Sincerely,

Michael McGuire, IAO, CCD
Real Property Tax Service Agency

CC: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Legislation Text

File #: TMP-5809, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION
Description (e.g., Contract Authorization for Information Services):
REQUESTING AUTHORIZATION TO ENTER INTO A PILOT AGREEMENT WITH HOF SOLAR, LLC

Date: 08/21/2024
Department: Real Property Tax Service Agency
Attending Meeting: Michael McGuire
Submitted By: Michael McGuire
Title: Director
Phone: 518-487-5292

Purpose of Request: Other (State if not Listed) Seeking authorization to enter into PILOT pursuant to NYS RPTL §487

CONTRACT TERMS/CONDITIONS:
Party Names and Addresses:
HOF Solar, LLC, 333 Broadway Ste 460, Troy, NY 12180

Term: (Start/end date or duration) 1/1/2026 - 12/31/41 - 15yrs
Amount/Raise Schedule/Fee: $4,500 year with annual 2% escalator for 15 years

BUDGET INFORMATION:
Is there a Fiscal Impact: Yes ☐ No ☒
Anticipated in Budget: Yes ☐ No ☒
Spreadsheet attached: Yes ☐ No ☒

Source of Funding - (Percentages)
Federal: Enter text. County: 100%
State: Enter text. Local: Enter text.

County Budget Accounts:
Revenue Account and Line: A11310-01081
Revenue Amount: $4,500.00
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:
Mandated Program/Service: Yes ☐ No ☒
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☐ No ☒
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date:	Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

The Real Property Tax Service Agency respectfully requests authorization to enter into a Payment in Lieu of Taxes (PILOT) agreement with HOF Solar, LLC. The owner is proposing to develop a 5 Megawatt AC solar energy system on a parcel of land located within the Town of Bethlehem at 196 Jericho Rd, Tax Map ID # 121.00-1-8.

Real Property Tax Law (RPTL) § 487 exempts the value of a solar energy system from local property taxes. Under the law, any increase in the property value attributable to the addition of the solar energy system is exempt from property taxes for fifteen years. Pursuant to §487, a taxing jurisdiction can require a solar developer to pay an annual fee or "payment in lieu of taxes" as a replacement for the taxes it would have otherwise collected. Under the law, PILOT amounts cannot exceed what the tax amount would have been without the §487 exemption.

The developer proposed an annual PILOT payment of $900 per Megawatt AC of Capacity with a two percent annual escalator. This amount falls within the NYSERDA PILOT rate guidance for National Grid territory. Based on the size of this project the first year PILOT payment will be $4,500.00. The 15-year term shall commence on January 1st of the year immediately following the date when the Project is recognized as exemption from taxation on the municipal assessment roll, which will result in an initial PILOT payment in January of 2026.

PAYMENT IN LIEU OF TAXES AGREEMENT

FOR SOLAR ENERGY SYSTEMS

by and among

ALBANY COUNTY, THE TOWN OF BETHLEHEM ASSESSOR

and

HOF SOLAR, LLC

Dated as of _____, 2024

RELATING TO THE PREMISES LOCATED ON JERICHO ROAD (PART OF TAX MAP 121.00-1-8) IN THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.

PAYMENT IN LIEU OF TAXES AGREEMENT
FOR SOLAR ENERGY SYSTEMS PURSUANT TO REAL PROPERTY TAX LAW § 487

THIS PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT FOR SOLAR ENERGY SYSTEMS PURSUANT TO REAL PROPERTY TAX LAW § 487 ("Agreement"), effective as of the __ day of _____, 2024 ("Effective Date"), is by and between HOF SOLAR, LLC, a New York limited liability company with a principal place of business located at 333 Broadway, Suite 460, Troy, NY 12180 ("Owner"), the COUNTY OF ALBANY, New York, a New York municipal corporation having its principal office located at 112 State Street, Albany, New York 12207 ("County") and the TOWN OF BETHLEHEM ASSESSOR, Town Hall, Rm. 114, 445 Delaware Avenue, Delmar, NY 12054 ("Assessor").

The Owner, the County, and the Assessor are collectively referred to in this Agreement as the "Parties" and are individually referred to as a "Party."

The County is herein referred to as the "Taxing Jurisdiction."

DEFINITIONS

Agreement – shall mean the executed PILOT agreement.

Annual Payment – shall mean annual payments made by the Owner to the County on behalf of the Taxing Jurisdiction in lieu of real property taxes attributable to the Project.

Assessor – shall mean the appropriate officer or officers charged with assessing the value of real property for purposes of determining real property taxes assessed by the Taxing Jurisdiction.

Completion Date - shall mean the date that a Certificate of Completion is issued by the municipal building department of the municipality in which the Project is located.

County – shall mean the County of Albany, New York.

Exemption – shall mean the real property tax exemption granted pursuant to RPTL 487.

Fiscal Year – shall mean each successive twelve (12) month period commencing on January 1 and ending on December 31.

Notice of Termination – shall mean a letter sent by U.S Certified. Mail to all Taxing Jurisdiction informing them that the Owner is discontinuing the production of electricity and is de-commissioning its equipment.

Owner – shall mean the owner of the Project.

Project – shall mean the solar energy system that the Owner plans to build and operate.

Property – shall mean the description of land as described in Exhibit A upon which the Project will be constructed.

Solar Energy System – is as defined in RPTL 487 (1)(b).

Taxable Status Date – shall mean March 1st of each fiscal year.

Taxing Jurisdiction – Shall mean the County.

RECITALS

WHEREAS, Owner has submitted a Notice of Intent to the Taxing Jurisdiction that it plans to build and operate a "Solar Energy System" as defined in New York Real Property Tax Law ("RPTL") §487 (1)(b) ("Project") with an expected nameplate capacity ("Capacity'') of approximately 5 Megawatts AC on a parcel of land located within the Town of BETHLEHEM, Albany County off of Jericho Road, Glenmont, NY, 12077 and identified as part of Town of BETHLEHEM SBL #121.00-1-8, as described in Exhibit A ("Property"); and

WHEREAS, the Taxing Jurisdiction have not opted out of RPTL 487; and

WHEREAS, pursuant to RPTL 487 (9)(a), the Taxing Jurisdiction have indicated their intent to require a payment in lieu of taxes agreement with the Owner, under which the Owner (or any successor owner of the Project) will be required to make annual payments to the Taxing Jurisdiction for each year during the term of this Agreement; and

WHEREAS, the Owner has submitted or will submit to the Assessor an RP-487 Application for Tax Exemption of Solar or Wind Energy Systems or Farm Waste Energy Systems ("Form RP-487"), demonstrating the eligibility of the Project for a real property tax exemption pursuant to RPTL 487(4); and

WHEREAS, the Town of Bethlehem has not opted out of RPTL 487 pursuant to the requirements set forth in RPTL 487 (8)(a), and as such the project may be exempt from Town of Bethlehem real property taxation; and

WHEREAS, the Parties intend that, during the term of this Agreement, any increase in value of the Property due to the Project will be exempt from real property taxation in accordance with and to the extent authorized by RPTL 487 ("Exemption").

NOW THEREFORE, for and in consideration of the mutual covenants hereinafter contained, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1.0 Representations of the Parties.

1.1 The Owner hereby represents, warrants, and covenants that, as of the date of this Agreement:

1. The Owner is duly organized, and a validly existing limited liability company duly authorized to do business in the State of New York, has requisite authority to conduct its business as presently conducted or proposed to be conducted under this Agreement, and has full legal right, power, and authority to execute, deliver, and perform all applicable terms and provisions of this Agreement.

2. All necessary action has been taken to authorize the Owner's execution, delivery, and performance of this Agreement and this Agreement constitutes the Owner's legal, valid, and binding obligation enforceable against it in accordance with its terms.

3. None of the execution or delivery of this Agreement, the performance of the obligations in connection with the transactions contemplated hereby, or the fulfillment of the terms and conditions hereof will (i) conflict with or violate any provision of the Owner's Certificate of Incorporation or Formation, bylaws or other organizational documents or of any restriction or any agreement or instrument to which the Owner is a party and by which it is bound; (ii) conflict with, violate, or result in a breach of any applicable law, rule, regulation, or order of any court or other taxing Jurisdiction or authority of government or ordinance of the State or any political subdivision thereof; or (iii) conflict with, violate, or result in a breach of or constitute a default under or result in the imposition or creation of any mortgage, pledge, lien, security interest, or other encumbrance under this Agreement or under any term or condition of any mortgage, indenture, or any other agreement or instrument to which it is a party or by which it or any of the Owner's properties or assets are bound. There is no action, suit, or proceeding, at law or in equity, or official investigation before or by any government authority pending or, to its knowledge, threatened against the Owner, wherein an anticipated decision, ruling, or finding would result in a material adverse effect on the Owner's ability to perform its obligations under this Agreement or on the validity or enforceability of this Agreement.

4. The Project meets the guidelines set forth by the New York State Energy Research and Development Authority and all other applicable provisions of law necessary for the Project to be entitled to Exemption, and Owner has submitted all required documentation and received all necessary approvals related there to.

1.2 The Taxing Jurisdiction hereby respectively represent, warrant, and covenant that, as of the date of this Agreement:

1. The Taxing Jurisdiction are each duly organized, validly existing, and in good standing under the laws of the State of New York and has full legal right, power, and authority to execute, deliver, and perform all applicable terms and provisions of this Agreement.

2. All necessary action has been taken to authorize the Taxing Jurisdiction's execution, delivery, and performance of this Agreement, and this Agreement constitutes the Taxing Jurisdiction's legal, valid, and binding obligation enforceable against it in accordance with its terms.

3. [Intentionally omitted].

2.0 Tax Exemption; Payment in Lieu of Real Property Taxes.

2.1 Tax-Exempt Status of the Project Facility. It is the intent of the Parties that, pursuant to RPTL 487, a Form RP-487 has or will be filed by the Owner with the Assessor establishing that the Project is eligible for the Exemption.

2.2 Term. Owner agrees to make annual payments to the Taxing Jurisdiction in lieu of real property taxes attributable to the Project for a period of fifteen (15) consecutive fiscal tax years in amounts and at the times set forth in Sections 2.3 and 4.0 ("Annual Payments"). The Parties agree that Annual Payments may not exceed the amounts that would otherwise be payable by Owner to the Taxing Jurisdiction in respect to the Project but for the Exemption. Such fifteen (15) year term shall commence on January 1st of the year immediately following the date when the Project is recognized as exempt from taxation on the assessment roll of the Town, pursuant to RPTL 487 ("Commencement Date"), and shall end on the fifteenth Fiscal Year thereafter ("Term").

2.3 Payments. The first Annual Payment shall be in the amount of Nine Hundred and 00/100 Dollars] ($900.00) per interconnected Megawatt AC of Capacity, and thereafter, Annual Payments will escalate by two percent (2%) per year. Based on the Capacity of 5 Megawatts AC, Annual Payments to be made by Owner to the Taxing Jurisdiction during the Term of this Agreement shall be as listed in Exhibit B, attached hereto and made a part hereof. Each Annual Payment will be paid to the County in accordance with Sections 4.0 and 2.4 of this Agreement.

2.4 Payment and Billing. The Annual Payment amount and payment date will be noted on an annual bill issued by the County to the Owner, provided that any failure by the County to issue such a bill shall not relieve Owner of its obligation to make timely payments under this Section.

2.5 Depreciation and Changes in Tax Rate. Owner agrees that the Annual Payments to be made under this Agreement will not be reduced on account of a depreciation factor or reduction in the Taxing Jurisdiction's respective tax rate, and the Taxing Jurisdiction agree that the Annual Payments will not be increased on account of an inflation factor or increase in the Taxing Jurisdiction's respective tax rate, all of which factors have been considered in arriving at the Annual Payment amounts reflected in this Agreement.

Special Districts and Underlying Property. Owner agrees that the Annual Payment shall not include any property taxes due and payable to the Town of Bethlehem, any special district and/or any property taxes levied against the underlying land on which the Project is sited. Owner agrees that such Town of Bethlehem, special district and underlying land taxes shall be made in addition to the Annual Payment.

3.0 Change in Capacity.

3.1 Change in Capacity at Mechanical Completion: Adjustments to Payments. If on the date that the Project is mechanically complete and Owner has commenced production of electricity (the "Completion Date"), the Capacity of the Project is increased as a result of the replacement or upgrade of existing Project equipment or property, or the addition of new Project equipment or property, or any other reason whatsoever, the Annual Payments set forth in Exhibit

B will be increased on a pro rata basis, as mutually agreed upon by the Parties in their respective reasonable discretion.

3.2 Change in Capacity After Mechanical Completion: Adjustments to Payments. If, after the Completion Date, the Capacity of the Project is increased as a result of the replacement or upgrade of existing Project equipment or property, or the addition of new Project equipment or property, or any other reason whatsoever, the Annual Payments set forth in Exhibit B shall be increased on a pro rata basis for the remaining years of the Term, as mutually agreed upon by the Parties in their respective reasonable discretion.

4.0 Payment Collection.

4.1 Payment to the Taxing Jurisdiction. Annual Payments to the Taxing Jurisdiction as specified in Exhibit "B" hereof shall be made in lawful money of the United States of America by check payable to the County Treasurer and mailed to the County of Albany, 112 State Street, Room 1200, Albany, New York 12207, Attn: Albany County Treasurer, and are due no later than January 31st of each Fiscal Year (the "Annual Payment Date").

4.2 Late Payments. All late Annual Payments, or portions thereof, shall accrue interest at the statutory rate for late tax payments under New York Law ("Interest"), and are subject to a late fee equal to twelve percent (12%) of any outstanding amount due. Owner shall pay the attorney fees, costs and disbursements, filing fees, and other Court costs, and all other costs incurred by a Taxing Jurisdiction in the collection of its share of any unpaid amounts required by this Agreement to have been paid.

4.3 In the event of the failure by the Owner to make the required Annual Payment, the Taxing Jurisdiction shall notify the Assessor in writing of such failure, whereupon the Assessor shall remove the RPTL 487 exemption for the Project and immediately return the Project to its full value on the tax roll for taxation purposes. Additionally, in the event of such failure the Taxing Jurisdiction shall have the right to pursue any remedy against the Owner for in personam monetary relief now or hereafter existing at law, in equity or by statute.

5.0 Tax Status. Tax Certiorari. Separate Tax Lot.

5.1 Exemption. The Parties acknowledge and agree that the Project is to be assessed as exempt from real property taxation in accordance with and to the extent authorized by RPTL 487. The Taxing Jurisdiction agrees as long as the Owner timely pays the Annual Payments throughout the Term and upon the terms and conditions of this Agreement, the Taxing Jurisdiction will not levy any ad valorem real property taxes with respect to the Project to which the Project might otherwise be subject to under New York law.

5.2 Payments of Special Assessments or Special District Assessments. This Agreement is not intended to affect, and will not preclude the Taxing Jurisdiction from assessing, any other taxes, fees, charges, rates or assessments which the Owner is obligated to pay, including, but not limited to, special assessments or special district assessments, fees, or charges for services provided by the Taxing Jurisdiction to the Project other than taxes or charges from which the Project is exempt pursuant to RPTL 487.

5.3 Tax Certiorari. Provided that the Project is recognized as exempt upon the assessment rolls of the Taxing Jurisdiction in accordance with RPTL 487 during each Fiscal Year of the Term hereof, Owner covenants that it will not commence any proceeding pursuant to Article 7 of the RPTL or any other applicable State or Federal law, for the review of any assessment covered by this Agreement.

5.4 Separate Lots. [Intentionally omitted].

6.0 Underlying Land. Notwithstanding anything to the contrary contained in this Agreement, the Owner hereby acknowledges and agrees that the Taxing Jurisdiction shall continue to assess and levy real property taxes against the Property upon which the Project is constructed.

7.0 Assignments, Binding Effect.

7.1 Assignment, generally. This Agreement may not be assigned by Owner without the prior written consent of the Taxing Jurisdiction; such consent may not be unreasonably withheld if the assignee has agreed in writing to accept all obligations of the Owner. The restrictions on assignment contained herein do not prohibit or otherwise limit changes in control of Owner. If Owner assigns this Agreement with the advance written consent of the Taxing Jurisdiction, the Owner shall be released from all obligations under this Agreement upon assumption hereof in writing by the assignee, provided that Owner shall, as a condition of such assignment and to the satisfaction of the Taxing Jurisdiction, in their respective sole and absolute discretion, cure any defaults and satisfy all liabilities arising under this Agreement prior to the date of such assignment. A memorandum of this Agreement shall be recorded by Owner, at Owner's cost and expense, in the Albany County Clerk's Office, and the Taxing Jurisdiction shall reasonably cooperate in the execution of any required assignments with the Owner and its successors.

7.2 Assignment to Affiliate or Financing Party. Owner may, with advance written notice to the Taxing Jurisdiction and without prior consent, assign this Agreement to an affiliate of Owner or to any party who has provided or is providing financing to Owner for the construction, operation and/or maintenance of the Project.

7.3 Binding Effect. This Agreement shall inure to the benefit of, and shall be binding upon, the Taxing Jurisdiction, the Owner and their respective successors and assigns.

8.0 Statement of Good Faith. The Parties agree that the payment obligations established by this Agreement have been negotiated in good faith in recognition of and with due consideration of the full and fair taxable value of the Project.

9.0 Additional Documentation and Actions. Subject to applicable laws and regulations, each Party shall hereafter, execute and deliver or cause to be executed and delivered, such reasonable additional instruments and documents as the other Parties reasonably requests for the purpose of implementing or effectuating the provisions of this Agreement. Owner shall pay all reasonable attorneys' and consulting fees incurred by the Taxing Jurisdiction to review and negotiate any such instruments or documents.

10.0 Notices. All notices, consents, requests, or other communications provided for or permitted to be given hereunder by a Party must be in writing and will be deemed to have been properly given or served upon the personal delivery thereof, via courier delivery service, by hand, or by certified mail, return receipt requested. Such notices shall be addressed or delivered to the Parties at their respective addresses shown below.

If to Owner:

Hof Solar, LLC
333 Broadway, Suite 460
Troy, NY 12180

If to the County:

Albany County Executive
112 State Street
Albany, New York 12207

With a copy to:

Albany County Attorney
112 State Street, Room 600
Albany, New York 12207

If to the Assessor:

Town of Bethlehem Assessor
Town Hall, Room 114
445 Delaware Ave.
Delmar, NY12054

Any such addresses for the giving of notices may be changed by either Party by giving written notice as provided above to the other Party. Notice given by counsel to a Party shall be effective as notice from such Party.

11.0 Applicable Law. This Agreement will be made and interpreted in accordance with the laws of the State of New York without regard to principles of conflicts of law. The Parties each consent to the jurisdiction of the New York State Supreme Court, County of Albany regarding any and all matters, including interpretation or enforcement of this Agreement or any of its provisions. Accordingly, any litigation arising under this Agreement shall be brought solely in such Court.

12.0 Termination Rights of the Owner.

12.1 The Owner may terminate this Agreement in the event the Owner provides notice to the Taxing Jurisdiction that it is discontinuing the production of electricity and is de-commissioning its equipment (a "Notice of Termination").

12.2 Upon Owner's delivery of the Notice of Termination, the Owner shall annually pay to the Taxing Jurisdiction, on or before January 31st of each Fiscal Year, an amount equal to the assessed value of the Project for such Fiscal Year, as determined in accordance with the provisions of the RPTL, multiplied by the respective tax rate of the Taxing Jurisdiction for such Fiscal Year that would be applicable to Project without regard to the application of RPTL 487 to the Project. Owner shall be liable for Annual Payments due in the Fiscal Year of such termination, except that if Owner is required to pay any pro-rata portion of real property taxes for the unexpired portion of any Fiscal Year, the Annual Payments for such Fiscal Year shall be reduced pro rata so that the Owner is not required to pay both Annual Payments and real property taxes for any period of time.

13.0 Termination Rights of Taxing Jurisdiction. Notwithstanding anything to the contrary in this Agreement, the Taxing Jurisdiction may terminate this Agreement on ten (10) days written Notice of Termination to Owner if:

13.1 Owner fails to timely make the Annual Payments required under this Agreement, unless such payment, with Interest, is received by the Taxing Jurisdiction within fifteen (15) days of the Annual Payment Date; or

13.2 Owner has filed, or has had filed against it, a petition for voluntary or involuntary bankruptcy, liquidation, receivership, or executes an assignment for the benefit of creditors, or is otherwise insolvent.

13.3 Upon the Taxing Jurisdiction delivery of a Notice of Termination and the Owner's failure to cure any default within ten (10) days of delivery thereof, the provisions of Section 12.2 hereof shall apply. In the event the Owner has failed to timely make the payments required under this Agreement, including accrued Interest thereon under Section 4.1, and the Taxing Jurisdiction have terminated this Agreement, in addition to the foregoing, each Taxing Jurisdiction may pursue any remedy against the Owner for in personam monetary relief now or hereafter existing at law, in equity or by statute to collect the total amount due. In the event this Agreement is terminated pursuant to this Section 13.3, then the provisions of Section 12.2 hereof shall apply.

14.0 Remedies; Waiver and Notice.

14.1 No Remedy Exclusive. No remedy herein conferred upon or reserved to Party is intended to be exclusive of any other remedy or remedies provided by this Agreement, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement.

14.2 Delay. No delay or omission in exercising any right or power accruing upon the occurrence of any breach of an obligation hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

14.3 No Waiver. In the event any provision contained in this Agreement should be breached by any Party and thereafter duly waived by the other Party so empowered to act, such waiver shall be limited to the particular breach so waived and shall not be deemed to be a waiver of any other breach hereunder. No waiver, amendment, release or modification of this Agreement shall be established by conduct, custom or course of dealing.

15.0 Entire Agreement. The Parties agree that this is the entire, fully integrated Agreement between them with respect to payments in lieu of taxes for the Project.

16.0 Amendments. This Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the Parties hereto.

17.0 No Third-Party Beneficiaries. The Parties state that there are no third-party beneficiaries to this Agreement.

18.0 Severability. If any article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any Court of competent jurisdiction, such article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion so adjudged invalid, illegal or unenforceable shall be deemed separate, distinct and independent and the remainder of this Agreement shall be and remain in full force and effect and shall not be invalidated or rendered illegal or unenforceable or otherwise affected by such holding or adjudication.

19.0 Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signature Page Follows]

Executed by the undersigned as of the day and year first written above, each of whom represents that it is fully and duly authorized to act on behalf of and bind its principals.

HOF SOLAR, LLC

By: _____

Name:

Title:

Date:

COUNTY OF ALBANY, NEW YORK

By: _____

Name: _____

Title: _____

Date: _____

TOWN OF BETHLEHEM ASSESSOR

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

DESCRIPTION OF LAND

EXHIBIT B

ANNUAL PAYMENTS

Fiscal Year	Payment to County
Year 1	$ 4,500.00
Year 2	$ 4,590.00
Year 3	$ 4,681.80
Year 4	$ 4,775.44
Year 5	$ 4,870.94
Year 6	$ 4,968.36
Year 7	$ 5,067.73
Year 8	$ 5,169.09
Year 9	$ 5,272.47
Year 10	$ 5,377.92
Year 11	$ 5,485.47
Year 12	$ 5,595.18
Year 13	$ 5,707.09
Year 14	$ 5,821.23
Year 15	$ 5,937.65

DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

MICHAEL P. MCLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

September 3, 2024

Honorable Joanne Cunningham, Chairwoman
Albany County Legislature
112 State Street, Room 710
Albany, NY 12207

Dear Chairwoman Cunningham,

We request the Legislature's approval for a contract authorization with the Dormitory Authority State of New York (DASNY) to accept a grant from the New York Statewide Investment in More Swimming (NY SWIMS) as well as a budget amendment to accept grant funds totaling $1,856,000.00.

Governor Hochul began this initiative to provide NY residents relief from the heat and decrease drownings of young children. These funds will be used to improve swimming facilities in Albany County – particularly the refurbishment of the Cohoes Aquatic Center.

Repairing and reopening the Cohoes Aquatic Center will provide the community with a valuable recreation resource.

If there are any questions, please feel free to reach out.

Sincerely,

Daniel P. McCoy
County Executive

cc: Honorable Dennis Feeney, Majority Leader
Honorable Frank Mauriello, Minority Leader
Rebekah Kennedy, Esq., Majority Counsel
Arnis Zilgme, Esq., Minority Counsel

County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-5856, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):
Request for authorization to accept NY Statewide Investment in More Swimming (SWIMS) grant in the amount of $1,856,000.

Date: 8/30/2024
Department: County Executive Office
Attending Meeting: Director Michael Lalli
Submitted By: Wesley Hartmann
Title: Operations Analyst
Phone: 5184477036

Purpose of Request: Contract Authorization Grant Acceptance

CONTRACT TERMS/CONDITIONS:
Party Names and Addresses:
Dormitory Authority State of New York, 5151 Broadway, Albany, NY 12207

Term: (Start/end date or duration) One Time Payment
Amount/Raise Schedule/Fee: $1,856,000

BUDGET INFORMATION:
Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☐ No ☒
Spreadsheet attached: Yes ☒ No ☐

Source of Funding - (Percentages)

Federal:	0	County:	0
State:	100	Local:	0

County Budget Accounts:
Revenue Account and Line: See Budget Amendment
Revenue Amount: $1,856,000
Appropriation Account and Line: See Budget Amendment
Appropriation Amount: $1,856,000

ADDITIONAL INFORMATION:
Mandated Program/Service: Yes ☐ No ☒
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☒ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☒

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

Requesting authorization to accept grant money from New York Statewide Investment in Mores Swimming (NY SWIMS) in the amount of $1,856,000.

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO

August 27, 2024

VIA EMAIL

Michael Lalli
Director of Operations
County of Albany
112 State Street, Room 200
Albany, New York 12207

Re: *New York Statewide Investment in More Swimming ("SWIMS")*
Renovation of Existing Pool
Project ID: 27435

Dear Michael Lalli:

The State has awarded the County of Albany ("Grantee") a New York Statewide Investment in More Swimming ("SWIMS") grant for the above-referenced NY SWIMS project in the amount of $1,856,000.00 (the "Grant").

This letter outlines the documentation you will need to complete and return to DASNY in order to start the Grant Administration process.

- *Please return the completed documentation electronically, as described below within thirty (30) days.* ***If you are not able to meet this timeframe, please send an email to*** callcenter@dasny.org ***with your requested timeline for submission.***

- *If the information is not returned in a timely manner, or documentation is incomplete, your Grant will be delayed as DASNY generally reserves the right to request updated documentation throughout the administrative process to ensure the required reviews are based on accurate information.*

- If there are any changes to the contact information for the primary contact for your organization, the authorized officer contact information, or change in your organizational address – please email (callcenter@dasny.org).

Please also read the attached Frequently Asked Questions (FAQs) as it relates to the following requested documents and other questions that you may have regarding the Grant Process.

The following documents must be completed and returned to DASNY so the required reviews can be conducted:

- ☐ Completed Grantee Certification signed by two (2) authorized officers;
- ☐ Completed Project Certification signed by an authorized officer;
- ☐ The Grantee Questionnaire (GQ) requested by DASNY expires after one (1) year;
  - The GQ on file has expired or is about to expire or your organization is new to DASNY. Please provide the names, titles and email addresses of two authorized officers so that a GQ may be sent out by the Processor that will be assigned to review your paperwork:

    Authorized Officer #1: Name: _____ Title: _____

    Email: _____ Phone: _____ Ext: _____

    Authorized Officer #2: Name: _____ Title: _____

    Email: _____ Phone: _____ Ext: _____

The financial information you provided with your NY SWIMS application will be reviewed by DASNY's Grant Administrators. Please know that you may be asked to provide updated and/or supplemental financial documentation to facilitate the completion of your project's Financial Review.

Grantees are also advised that grant-funded projects are subject to the State Environmental Quality Review Act (SEQRA) and State Historic Preservation Act (SHPA). Information regarding the SEQRA and SHPA process is included in the FAQs.

Should you have any questions concerning the enclosed documentation please either call (518) 257-3177 or email callcenter@dasny.org and a member of the Call Center Team will assist.

Sincerely,

Grants Administration

GRANTEE CERTIFICATION
County of Albany
Renovation of Existing Pool
Project ID: 27435

WE HEREBY WARRANT, REPRESENT AND CERTIFY TO DASNY that:

- The County of Albany (the "Grantee") has applied for a ("SWIMS") Grant in the amount of $1,856,000.00 (the "Grant"). This Grant will be used for the Renovation of Existing Pool (the "Project"). We understand that the Grant funds may be used only for certain community improvement purposes as set forth in the enabling legislation and that the Grant Disbursement Agreement (GDA) to be executed in connection with this Grant contains a provision that states that Grant funds may not be used to finance a program or Project that will in any way promote or facilitate religious worship, instruction or proselytizing. We have been informed that this provision exists to ensure compliance with Federal and State law. Therefore, as Authorized Officers of the Grantee, we hereby certify the following in connection with the Project to be financed by the Grant:
    - no religious purpose shall be advanced or promoted by the Project or program funded by the Grant;
    - the Project or program will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of services or the use of facilities or furnishings assisted in any way by public funds;
    - the Project or program shall be open to all without regard to religion; and
    - the Grantee shall take affirmative steps to ensure that information is widely disseminated with respect to the following aspects of the Project or program:
        - the Project or program is publicly funded;
        - the Project or program is open to all, regardless of religious affiliation; and
        - the Project or program beneficiaries are not limited to any particular sect or group.
    - the Grantee shall exercise care to make sure the facilities and/or services to be supported in whole or in part by Grant proceeds are available and accessible to all members of the public by ensuring Project location(s) and/or service areas are in proximity to public transportation; sufficient parking; and by choosing Project location(s) and/or service areas that do not restrict use to a certain subset of the population defined by religion;
- We understand that the State of New York, DASNY and other entities that may be involved in the Grant process are relying on the above information in making the determination whether to award the Grant to the Grantee.
- By signing this document, we certify that we are authorized officers for the Grantee and have the authority to submit this Certification.

Please sign and return this document to DASNY by either signing pen to paper and sending the pdf OR by typing your full name into signature line(s) below as indicated. Please return these documents to callcenter@dasny.org from the Grantee's organizational email address and retain the original copies for production to DASNY if requested. By providing electronic signature(s), the Grantee's designee will be providing validly binding legal documents, just the same as a pen-and-paper signature.

Authorized Officer (sign or type)	Authorized Officer (sign or type)
Printed Name (print or type)	Printed Name (print or type)
Title (print or type)	Title (print or type)
Dated	Dated

PROJECT CERTIFICATE OF THE
County of Albany
New York Statewide Investment in More Swimming (the "SWIMS")
For the Renovation of Existing Pool
(Project ID: 27435)

I, the undersigned, an Authorized Officer of County of Albany (the "Grantee"), DO HEREBY CERTIFY that:

- All contractors and vendors retained to perform services in connection with the Renovation of Existing Pool (the "Project") shall be authorized to do business in the State of New York and shall possess and maintain all professional licenses and/or certifications required to perform the tasks undertaken in connection with the Project.
- To the extent that SWIMS Grant proceeds are used to reimburse the Grantee for the cost of any portion of the Project noted above, the Grantee certifies that no other external funding source, including but not limited to, State or Federal restructuring loans, State or Federal grants, or grants, loans, or other funding from any other public or private source (currently or within the last six (6) years), will be used for substantially the same Project costs at the same location as described in the Preliminary Application or Project Information Sheet provided to DASNY.
- Tax credits will not be applied to the same Project costs as Grant Proceeds, and any tax credits or prior tax-exempt bonds outstanding applied to Project or Project location have been fully disclosed to DASNY.
- If the Project includes vehicle purchase(s), removable equipment, or furnishings including but not limited to, computer hardware and software, air conditioning units, lab equipment, security cameras, office furniture and telephone systems, the Grantee has or will develop, implement, and maintain an inventory system for tracking such items, and items will be installed, stored, or secured on property owned by and/or under the control of the Grantee; the Grantee has or will develop, implement, and maintain a usage policy for items in compliance with all State and Federal regulations or privacy laws, including use, retention, storage, or deletion of any data, images, or videos stemming from Grant funded purchase of such items if applicable.
- The Grantee has informed DASNY via the Preliminary Application, Project Information Sheet, or other correspondence if Grantee is a state related entity, or if the Project location is owned by a state related entity. Furthermore, if the status of the Grantee or Project location changes, the Grantee will inform DASNY of any changes that would impact the tax-exempt status of the Grant.
- The Grantee acknowledges that Grant proceeds cannot be utilized to pay for:
  - Deposits advance payments, or progress payments until work is completed, or goods received by Grantee;
  - to pay down long term debt;
  - internal labor costs;
  - rental or leased equipment, or equipment with an anticipated useful life of less than three (3) years;
  - stockpiled materials;
  - recurring software costs, including licensing or maintenance fees;
  - materials and/or services provided by another entity other than a licensed contractor or vendor.
- The Grantee will maintain accurate books and records through Project completion/payout of the Grant as well as for six (6) years from the date the Project is completed and will make those books and records available to DASNY, its agents, officers and employees during the Grantee's business hours upon reasonable request.

IN WITNESS WHEREOF, I have hereunto set my hand this_____day of _____, 20____.

By signing these documents, I certify that I am an authorized officer for the Grantee.

Please sign and return this document to DASNY by either signing pen to paper and sending the pdf OR by typing your full name into signature line(s) below as indicated. Please return these documents to callcenter@dasny.org from the Grantee's organizational email address and retain the original copies for production to DASNY if requested. By providing electronic signature(s), the Grantee's designee will be providing validly binding legal documents, just the same as a pen-and-paper signature.

By (sign or type):_____

Name (print or type):_____

Title (print or type) _____

APPROPRIATIONS

USE WHOLE NUMBERS ONLY

BUDGET LINE						DESCRIPTION	INCREASE	DECREASE	UNIT COST	DEPARTMENT NAME
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY						
				STATE POS. CODE	POSITION CONTROL					
HHYC	HYC74	22000F	00000	000	000000	Facilities	$1,856,000		$13,856,000	Parks and Recreation
						TOTAL APPROPRIATIONS	$1,856,000	$0		

ESTIMATED REVENUES

USE WHOLE NUMBERS ONLY

BUDGET LINE						DESCRIPTION	DECREASE	INCREASE	UNIT COST	DEPARTMENT NAME
FUND	ORG	OBJ	PROJECT	FOR POSITIONS ONLY						
				STATE POS. CODE	POSITION CONTROL					
HH	HYC0	03097	00000	000	000000	NYS Rev. Capital Projects		$1,856,000	$1,856,000	Parks and Recreation
						TOTAL REVENUES	$0	$1,856,000		
						GRAND TOTAL	$1,856,000	$1,856,000		

DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
112 STATE STREET
ALBANY, NEW YORK 12207-2021
(518) 447-7040 - FAX (518) 447-5589
WWW.ALBANYCOUNTY.COM

MICHAEL P. MCLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

September 4, 2024

Honorable Joanne Cunningham, Chair
Albany County Legislature
112 State Street, Room 710
Albany, New York 12207

Dear Chairwoman Cunningham:

The County Executive's Office is requesting that the Legislature, pursuant to Local Law No.2 of 1998, declare 770 Albany Shaker Road (parcel no. 30.-2-13) in the Town of Colonie "no longer necessary for public use". Additionally, authorization is requested to convey the abovementioned parcel to the New York State Division of Military and Naval Affairs (DMNA) for an amount of $4,567,500. The conveyance will facilitate the construction of a new Division Headquarters for the New York Army National Guard's 42nd Infantry Division. The County's appraisal valued the property at $3,760,000.

The Division of Military and Naval Affairs is proposing to construct a ~$120 million 140,000 square foot LEED Certified facility that would generate 24-30 months of prevailing wage construction jobs. Once completed, approximately 60 full-time soldiers will work at the facility which represent new jobs in the County. In addition to the active-duty employees who will work at the facility, it will host monthly assembly weekends and trainings that will bring approximately 500 part-time soldiers to the site and generate economic impact through lodging, food, and transportation spending in the County.

If you should have any questions, please do not hesitate to contact me.

Sincerely

Daniel P. McCoy

Daniel P. McCoy
Albany County Executive

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Legislation Text

File #: TMP-5853, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):
Requesting Authorization to Declare as Surplus and Convey 770 Albany Shaker Road (Heritage Park Property) to the New York State Division of Military and Naval Affairs

Date: 8/29/2024
Department: County Executive
Attending Meeting: County Executive Staff
Submitted By: Lucas Rogers
Title: Economic Development Coordinator
Phone: 518-447-5566

Purpose of Request: Contract Authorization Property Conveyance

CONTRACT TERMS/CONDITIONS:
Party Names and Addresses:
Divison of Military and Naval Affairs 330 Old Niskayuna Road, Latham, NY 12110

Term: (Start/end date or duration) N/A
Amount/Raise Schedule/Fee: $4,567,500

BUDGET INFORMATION:
Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☐ No ☒
Spreadsheet attached: Yes ☐ No ☐

Source of Funding - (Percentages)
Federal: Enter text. County: Enter text.
State: 100 Local: Enter text.

County Budget Accounts:
Revenue Account and Line: A1310 01053 - Gain From Sale of Property
Revenue Amount: $4,567,500
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:
Mandated Program/Service: Yes ☐ No ☒
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☒ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☐

Previous requests for Identical or Similar Action:
Resolution/Law Number and Date: Enter text.

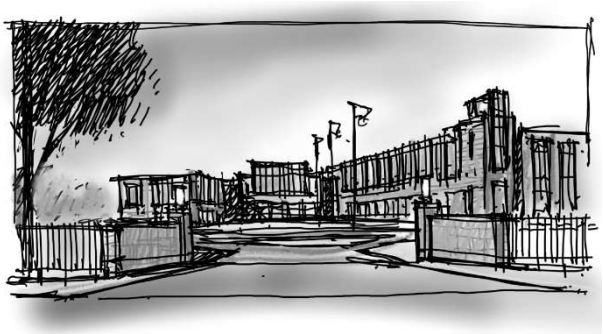
DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)
The County Executive's Office is requesting that the Legislature, pursuant to Local Law No.2 of 1998, declare 770 Albany Shaker Road (parcel no. 30.-2-13) in the Town of Colonie "no longer necessary for public use". Additionally, authorization is requested to convey the abovementioned parcel to the New York State Division of Military and Naval Affairs (DMNA) for an amount of $4,567,500. The conveyance will facilitate the construction of a new Division Headquarters for the New York Army National Guard's 42nd Infantry Division. The County's appraisal valued the property at $3,760,000.

The Division of Military and Naval Affairs is proposing to construct a ~$120 million 140,000 square foot LEED Certified facility that would generate 24-30 months of prevailing wage construction jobs. Once completed, approximately 60 full-time soldiers will work at the facility which represent new jobs in the County. In addition to the active-duty employees who will work at the facility, it will host monthly assembly weekends and trainings that will bring approximately 500 part-time soldiers to the site and generate economic impact through lodging, food, and transportation spending in the County.

NEW YORK STATE
DIVISION OF MILITARY AND NAVAL AFFAIRS

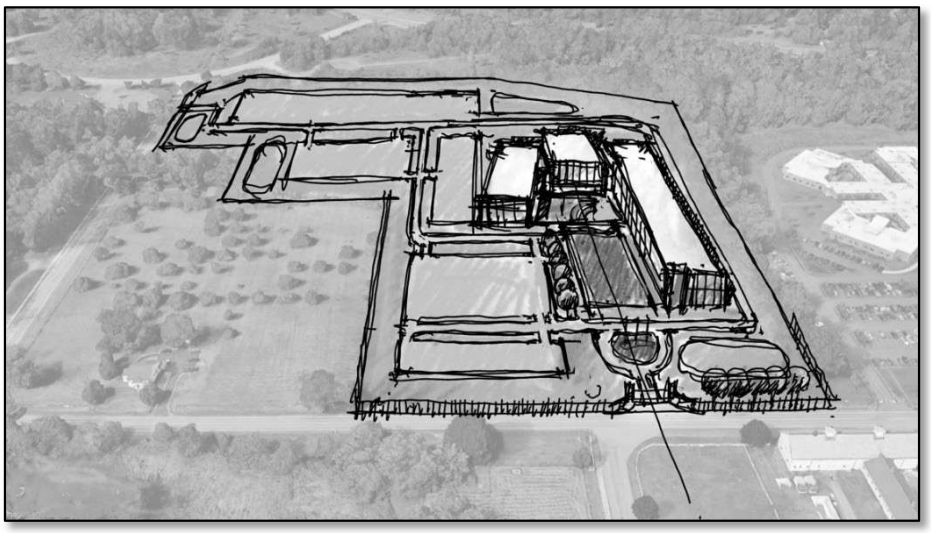
Benefits Analysis of Proposed Land (Heritage Park) Acquisition – Albany County

Need: Twenty (plus) acres of suitable land in Albany County to construct a new 140,000 square foot Armory for the New York Army National Guard's 42nd Infantry Division Headquarters.

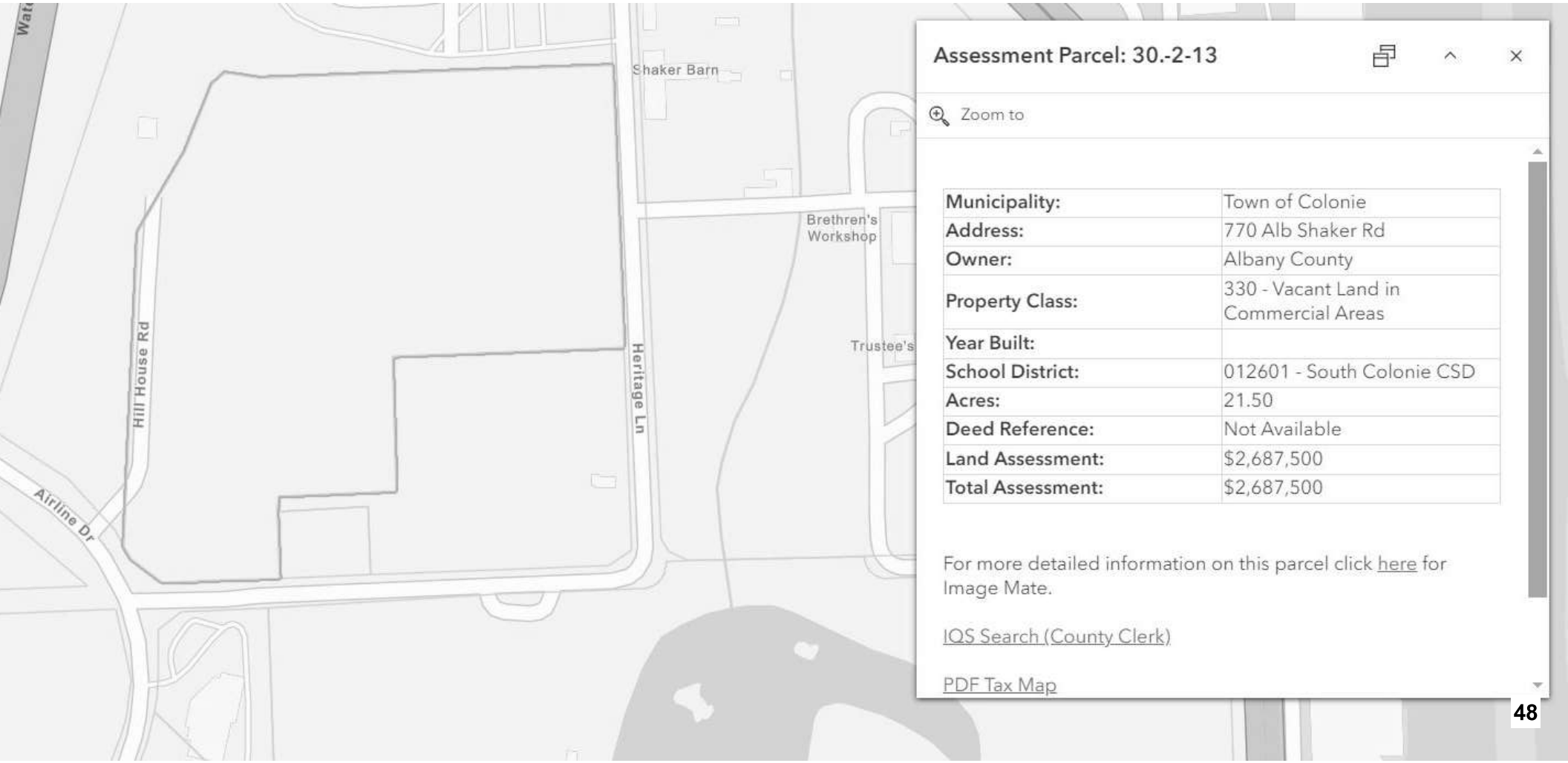


Key Considerations of Albany County Heritage Park site:

- New state of the art, modern facility in Albany County
- A generational facility that will bring benefits to Albany County for decades into the future
- $100+ million-dollar construction project
- 24-30 months of prevailing wage construction jobs - union jobs - probably 75 workers
- Once occupied, 60 +/- full time active-duty jobs in Albany County added to those at the nearby State Headquarters
- Contracted hotel rooms in Albany County during monthly assembly weekends for approximately 75-100 rooms
- Food vendors during monthly assembly weekends would likely be contracted from Albany County vendors
- Enhanced National Guard support to Albany County and surrounding municipalities
- Designed to LEED Silver or Gold level with intention of geothermal and solar to reduce environmental impacts
- Federal and State construction funding will follow the very successful process used for the $100M+ Jamaica Armory and Lexington Avenue Armory rehabilitations in New York City
- Senators Schumer and Gillibrand along with selected House of Representative members have expressed support for FY26 federal funding
- The 42nd Infantry Division is one of eight Division in the Army National Guard and one of only nineteen Divisions in the U.S. Army - this is a critical unit for our Nation's defense and State emergency response



Point of Contact:
Robert A. Epp
Chief, Legislative Affairs
New York Army National Guard
robert.a.epp.civ@army.mil
518-786-4738



Assessment Parcel: 30.-2-13

Zoom to

Municipality:	Town of Colonie
Address:	770 Alb Shaker Rd
Owner:	Albany County
Property Class:	330 - Vacant Land in Commercial Areas
Year Built:	
School District:	012601 - South Colonie CSD
Acres:	21.50
Deed Reference:	Not Available
Land Assessment:	$2,687,500
Total Assessment:	$2,687,500

For more detailed information on this parcel click here for Image Mate.

IQS Search (County Clerk)

PDF Tax Map

LIMITED SCOPE APPRAISAL REPORT
TWO COMMERCIAL LOTS
A PORTION OF: 875 WATERVLIET SHAKER ROAD &
770 ALBANY SHAKER RD
TOWN OF COLONIE, ALBANY COUNTY, NY

CLIENT:	Albany County
CLIENT ADDRESS:	112 State Street Albany, NY 12207 Attn: Mr. Michael McGuire, IAO, CCD Director, Real Property Tax Service Agency
PREPARED BY:	GAR ASSOCIATES LLC 5500 Main Street Suite 348 Williamsville, New York 14221 David M. Barnett, MAI, SRA President, Government Division
DATE OF INSPECTION:	May 22, 2024
DATE OF VALUATION:	May 22, 2024
GAR FILE NO.:	2024012

GAR Associates

Real Estate Appraisal, Consulting & Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

June 6, 2024

Mr. Michael McGuire, IAO, CCD
Director, Real Property Tax Service Agency
Albany County
112 State Street
Albany, NY 12207

Re: Limited Scope Appraisal Report
Two Commercial Lots
A Portion of: 875 Watervliet Shaker Road &
770 Albany Shaker Rd
Town of Colonie, Albany County, NY
GAR File No.: 2024012

Dear Mr. McGuire:

In accordance with the terms of our engagement, we present a ***"Limited Scope Appraisal Report"*** for the above-captioned property. This document is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). The Scope of Work is defined in this report and is consistent with our engagement of services. The depth of discussion contained in this report is specific to the needs of the client and for the intended use and user(s) stated below. The appraisers are not responsible for unauthorized use of this report.

Extraordinary Assumptions:

There are no *"extraordinary assumptions"* or *"hypothetical conditions"* being made in this report.

Client, Intended User, Intended Users:

The client is Albany County. The *"intended use"* of the appraisal is internal asset management purposes. The *"intended users"* of the appraisal are the client and any other client-authorized user(s) associated with the "intended use" stated above.

The Subject:

The property includes two non-contiguous municipal tax parcels zoned commercial office. 875 Watervliet Shaker Road consists of a 12.64 acre portion of a larger parcel situated at the signalized southeast corner of Albany Shaker Road and Meeting House Road, located adjacent to the airport access road. The property is situated across from the airport and is the site of the former Ann Lee nursing home that was recently demolished. Some outbuildings on the larger parcel remain along with older paved parking areas but offer no contributory value to the subject portion of the site. 770 Albany Shaker Road is a 21.50 acre, irregularly shaped parcel with frontage on Heritage Lane (CR-163) and Airline Drive.

CORPORATE OFFICE:
5500 MAIN STREET, SUITE 348 WILLIAMSVILLE, NY 14221

CAPITAL REGION OFFICE:
855 NY-146, SUITE 130 CLIFTON PARK, NY 12065
TEL.518.579.3770 ~ FAX 518.579.3773 ~ TOLL FREE: 1.800.836.0382

As of the date of valuation, the properties were vacant.

Scope of Work:

At the request of the client, the scope of work is limited to salient facts research, an inspection, brief description of the neighborhood and property, highest and best use determination, Sales Comparison Approach and value conclusion. The rationale for the opinions and conclusions set forth in this "Limited Scope Appraisal Report" may not be understood properly without additional information contained in the appraiser's work file.

To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this report (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions outlined in the addendum of this report. Employment in, and compensation for, making this appraisal is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.

Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

VALUE CONCLUSION

Value Scenario		Interest	Date of Value	Value Conclusion
Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

Respectfully submitted,

GAR ASSOCIATES LLC

David M. Barnett, MAI, SRA
President, Government Division

STATEMENT OF BASIC ASSUMPTIONS AND LIMITING CONDITIONS

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.

2. Unless otherwise stated in this report, no responsibility is assumed for adverse subsurface soil conditions or environmental concerns; soil conditions are assumed stable and free of any natural or man-made contaminants.

3. Unless otherwise stated in this report, it is assumed that there are no wetlands impacting the property.

4. Unless otherwise stated in this report, it is assumed that there are no known adverse easements or encroachments impacting the property.

5. If improved, the building(s) is assumed free of any hazardous building materials (e.g. asbestos, urea formaldehyde) unless otherwise stated in this report.

6. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

7. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the property.

8. This appraisal was made for the purpose stated and should not be used for any other purpose.

9. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.

10. The appraiser is not required to give testimony or attendance in court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with the appraiser at the time the knowledge becomes known or the appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.

11. In instances of new construction, additions, rehabilitation and remodeling of improvements, we assume compliance with state and local building codes with respect to design and construction materials.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication.

13. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA (American Disabilities Act). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ACT. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

14. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.

15. It is assumed that all required licenses, certificates of occupancy and other legislative or other administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report are based.

The undersigned does hereby certify that, to the best of his knowledge and belief, except as otherwise stated in this appraisal report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, and unbiased professional analysis, opinions and conclusions of David M. Barnett, MAI, SRA.

3. We have no current nor prospective bias with respect to the property that is the subject of this report or the parties involved with this assignment.

4. We possess relevant knowledge and experience to competently complete this assignment. We have no present or prospective interest with respect to the property that is the subject of this report and no personal interest with respect to the parties involved.

5. Our engagement in this appraisal was not contingent upon developing or reporting predetermined results.

6. Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and conforms with the Uniform Standards of Professional Appraisal Practice (USPAP).

8. The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.

9. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI, SRPA, SRA, designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

10. David M. Barnett, MAI, SRA has made a personal exterior inspection of the property that is the subject of this report.

11. As of the date of this report, David M. Barnett, MAI, SRA has completed the continuing education program for Designated members of the Appraisal Institute.

12. David M. Barnett, MAI, SRA is a State Certified General Appraiser in the State of New York.

13. Alexis Deakin (NYS Appraiser Assistant #48-53467) provided significant real property appraisal assistance to the person signing this Certification, including salient fact research, initial report set-up, comparable market data research, quality control, and report processing.

14. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

15. A *"Limited Scope Appraisal Report"* has been prepared, consistent with the scope of work.

16. The undersigned has performed no services, as appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

17. The appraisers are competent to appraise this property, having appraised similar properties in the regional subject market and in the subject County. They have the ability to properly identify the valuation problems associated with this type property and are compliant with the laws and regulations that apply to this assignment.

18. Our appraisers shall not provide a copy of this written Appraisal Report to, or disclose the results of this appraisal with any party other than Client, unless Client authorizes in writing, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

19. Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

VALUE CONCLUSION

Value Scenario		Interest	Date of Value	Value Conclusion
Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

David M. Barnett, MAI, SRA
President, Government Division
NYS Certificate No. 46-50315

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ADDENDA

- CLIENT ENGAGEMENT LETTER
- QUALIFICATIONS OF THE APPRAISER

Property Type:	Land
Property Sub-Type:	Commercial
Design:	Single-User
Occupancy:	Vacant
Property Address:	875 Watervliet Shaker Road & 770 Albany Shaker Rd
Municipality/County/State:	Town of Colonie, Albany NY
Section, Block & Lot No.:	30.-2-15.1 & 30.-2-13
Property Rights Appraised:	Fee Simple Estate
Owner:	Albany County
Sales Within Past 5 Years:	None
Pending Sale:	No. The appraiser is unaware of any pending sale contracts.
Listing:	No
Land Area:	
30.-2-15.1 Land Area:	550,598 sf, or 12.64 acres
30.-2-13 Land Area:	936,540 sf, or 21.50 acres
Total Land Area:	1,487,138 sf, or 34.14 acres
Corner:	No
Exposure:	Average
Utilities:	All public (water, gas, electric, sewer/water).
Off-Street Parking:	Yes
Site Improvements Condition:	Average
Site Functionality:	Average.
FEMA Flood Plain:	No, Zone X, Panel No. 36001CO177D, Date: March 16, 2015
Zoning:	CO- Commercial Office
Neighborhood:	
Number of Buildings:	Miscellaneous old buildings with no contributory value (875 Wvlt Shaker Rd only)
Assessment:	
30.-2-15.1 Assessment:	$18,000,000 (land portion is $4,975,000)
30.-2-13 Assessment:	$2,687,500 (land portion is $2,687,500)
Total Assessment:	$20,687,500 (land portion is $7,662,500)
Equalization Rate:	48.00%
Total Equalized Assessment:	$43,098,958
Highest & Best Use "As Vacant":	Continued vacant land use.
Highest & Best Use "As Improved":	Commercial development potential.
Date of Property Inspection:	May 22, 2024
Date of Property Valuation - As Is:	May 22, 2024
Marketing Time:	6-8 Months

**Note that this assessment is reflective of the Aged Home prior to demolition*

VALUE CONCLUSION

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Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

A portion of 875 Watervliet Shaker Rd

770 Albany Shaker Rd
(Aerial Photographs - Courtesy of *Explorer.Pictometry.com)*

Street Scene on Albany Shaker Rd

Intersection of Airline Dr & Heritage Lane

Street Scene on Albany Shaker Rd

Heritage Lane

Heritage Lane

Intersection of Airline Dr & Heritage Lane

770 Albany Shaker Rd

770 Albany Shaker Rd

770 Albany Shaker Rd

875 Watervliet Shaker Rd

770 Albany Shaker Rd

875 Watervliet Shaker Rd

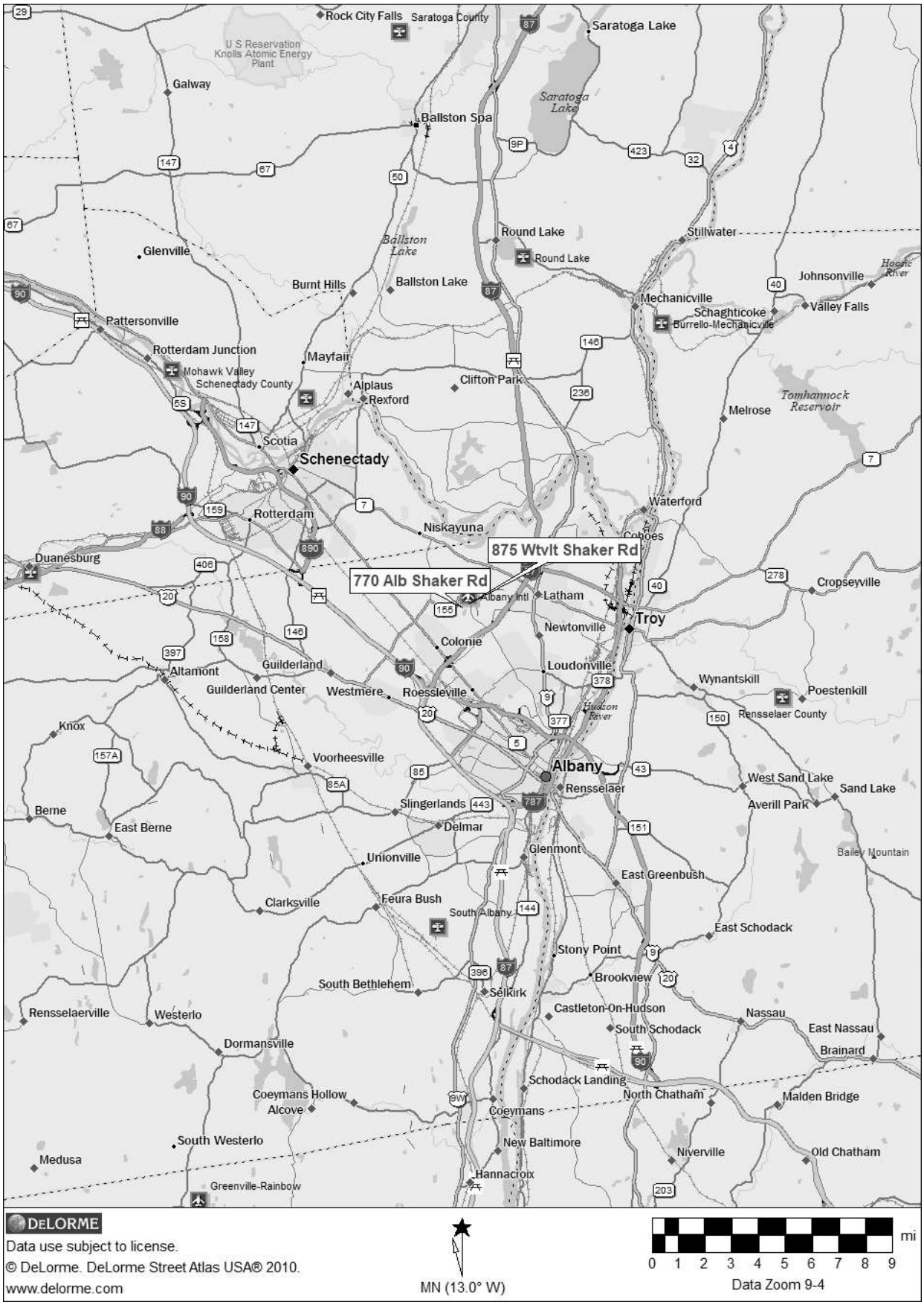
Remaining building on larger parcel

Remaining building on larger parcel

Remaining building on larger parcel

Remaining building on larger parcel

Owner as of Valuation Date:	Albany County
Transfers Within the Past Five Years:	None
Other Recent Transfers:	None
Pending Sale/Under Contract:	None
Current Listing:	Appraiser is unaware of any listings or pending sale contracts.


875 Wtvlt Shaker Rd
770 Alb Shaker Rd
Rock City Falls
Saratoga County
Saratoga Lake
U S Reservation Knolls Atomic Energy Plant
Galway
Ballston Spa
Round Lake
Stillwater
Glenville
Ballston Lake
Burnt Hills
Mechanicville
Johnsonville
Valley Falls
Schaghticoke
Burrello-Mechanicville
Pattersonville
Rotterdam Junction
Mohawk Valley
Schenectady County
Mayfair
Alplaus
Rexford
Clifton Park
Melrose
Tomhannock Reservoir
Scotia
Schenectady
Rotterdam
Niskayuna
Waterford
Cohoes
Duanesburg
Albany Intl
Latham
Cropseyville
Troy
Newtonville
Colonie
Loudonville
Altamont
Guilderland
Guilderland Center
Westmere
Roessleville
Wynantskill
Poestenkill
Rensselaer County
Knox
Voorheesville
Albany
Rensselaer
West Sand Lake
Sand Lake
Averill Park
Berne
East Berne
Slingerlands
Delmar
Glenmont
Bailey Mountain
Unionville
East Greenbush
Clarksville
Feura Bush
South Albany
East Schodack
Stony Point
Brookview
South Bethlehem
Selkirk
Castleton-On-Hudson
Nassau
Rensselaerville
Westerlo
South Schodack
East Nassau
Dormansville
Brainard
Schodack Landing
North Chatham
Malden Bridge
Coeymans Hollow
Alcove
Coeymans
South Westerlo
New Baltimore
Niverville
Old Chatham
Medusa
Hannacroix
Greenville-Rainbow
DeLORME
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www.delorme.com
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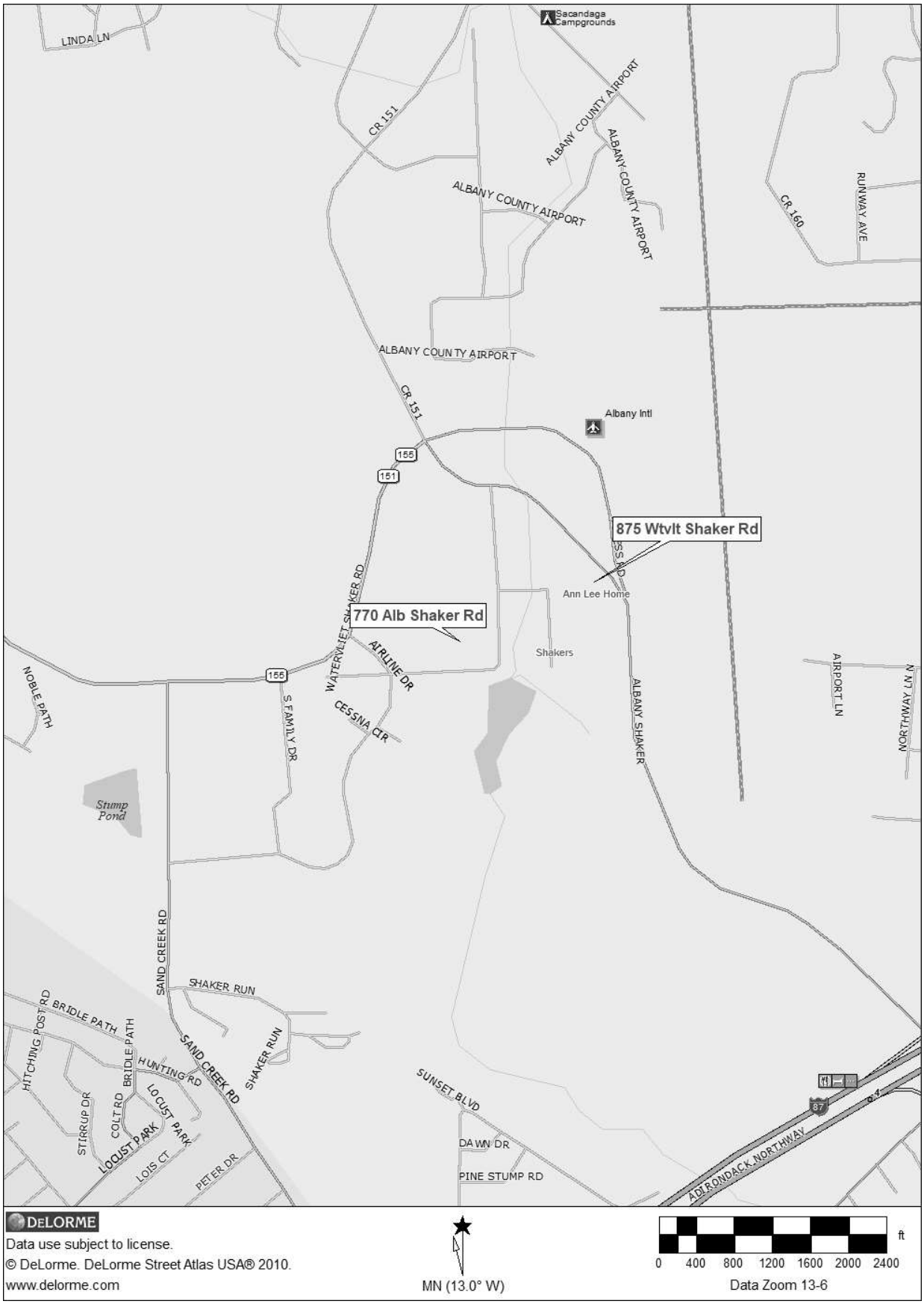
Sacandaga Campgrounds
LINDA LN
CR 151
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
CR 160
RUNWAY AVE
ALBANY COUNTY AIRPORT
CR 151
Albany Intl
155
151
875 Wtvlt Shaker Rd
SS RD
Ann Lee Home
WATERVLIET SHAKER RD
770 Alb Shaker Rd
AIRLINE DR
Shakers
155
NOBLE PATH
S FAMILY DR
CESSNA CIR
ALBANY SHAKER
AIRPORT LN
NORTHWAY LN N
Stump Pond
SAND CREEK RD
SHAKER RUN
BRIDLE PATH
HITCHING POST RD
BRIDLE PATH
HUNTING RD
SAND CREEK RD
SHAKER RUN
SUNSET BLVD
STIRRUP DR
COLT RD
LOCUST PARK
LOCUST PARK
LOIS CT
PETER DR
DAWN DR
PINE STUMP RD
87
ADIRONDACK NORTHWAY
DELORME
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MN (13.0° W)
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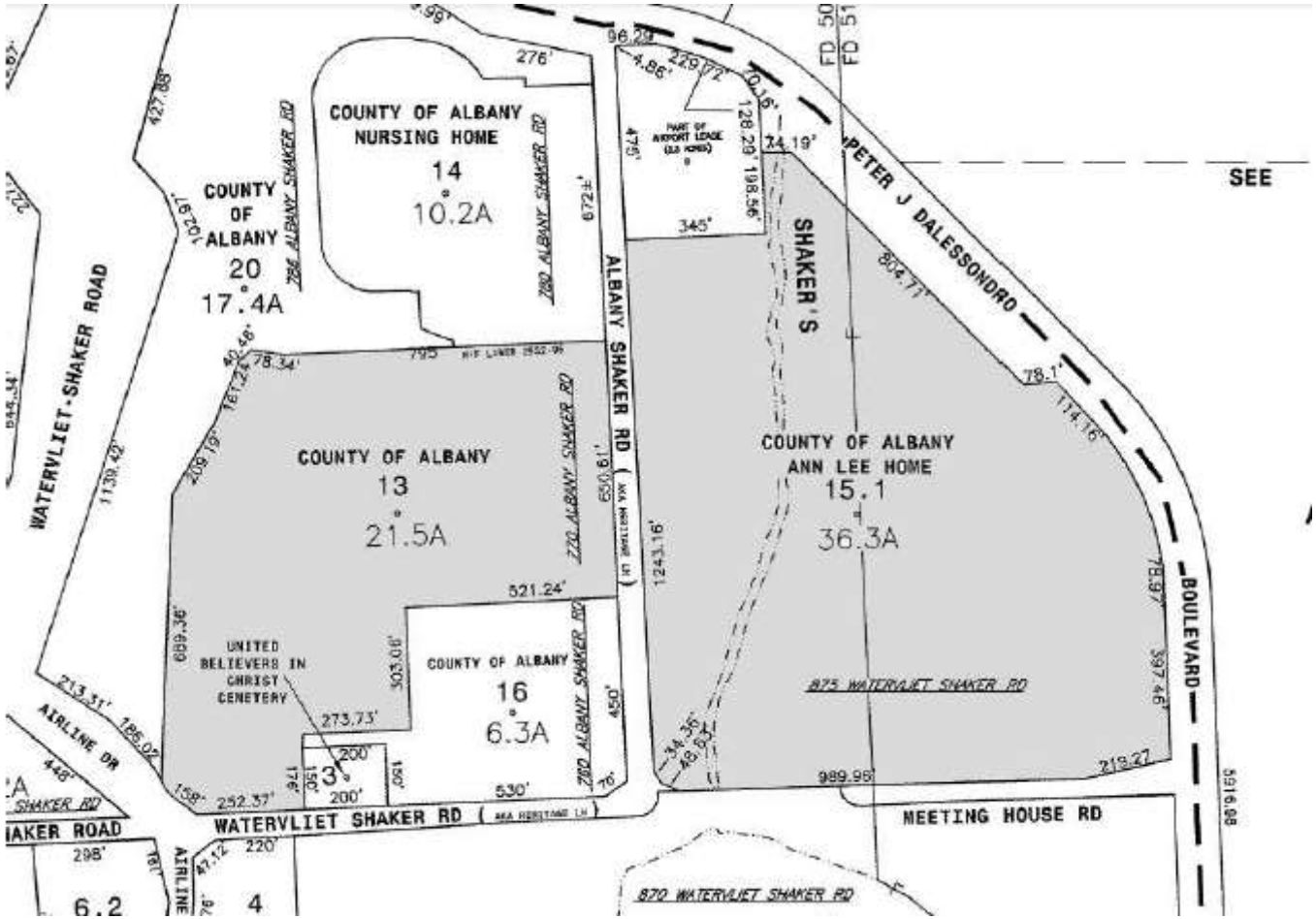
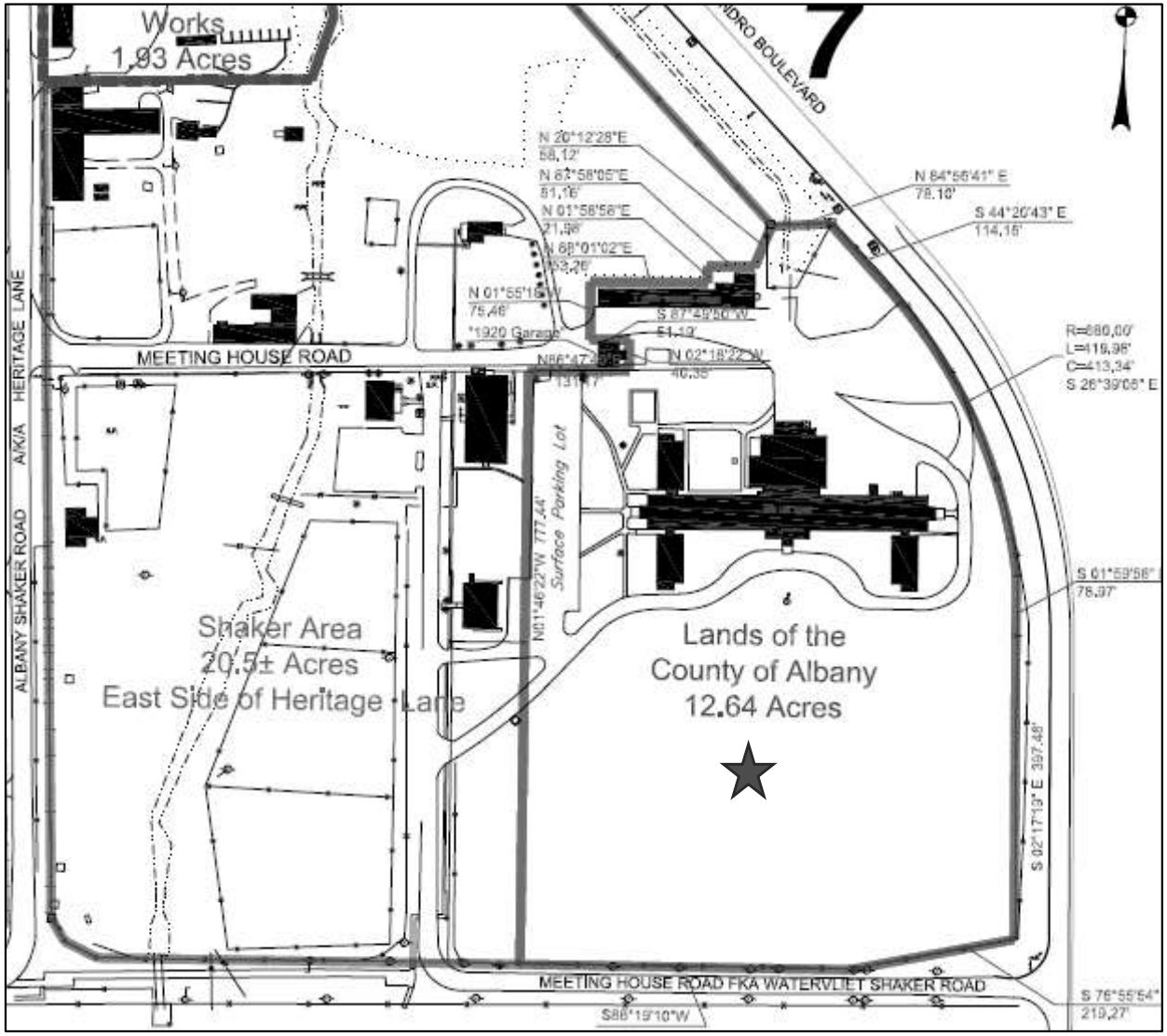

COUNTY OF ALBANY
NURSING HOME
14
10.2A
COUNTY OF
ALBANY
20
17.4A
COUNTY OF ALBANY
13
21.5A
COUNTY OF ALBANY
16
6.3A
COUNTY OF ALBANY
ANN LEE HOME
15.1
36.3A
SHAKER'S
UNITED
BELIEVERS IN
CHRIST
CEMETERY
WATERVLIET-SHAKER ROAD
ALBANY SHAKER RD
WATERVLIET SHAKER RD
MEETING HOUSE RD
PETER J DALESSONDRO
BOULEVARD
AIRLINE DR
875 WATERVLIET SHAKER RD
870 WATERVLIET SHAKER RD
SEE


Works
1.93 Acres
7
MEETING HOUSE ROAD
ALBANY SHAKER ROAD A/K/A HERITAGE LANE
Shaker Area
20.5± Acres
East Side of Heritage Lane
Surface Parking Lot
Lands of the
County of Albany
12.64 Acres
MEETING HOUSE ROAD FKA WATERVLIET SHAKER ROAD
N 84°56'41" E
78.10'
S 44°20'43" E
114.15'
R=680.00'
L=419.96'
C=413.34'
S 26°39'06" E
S 01°59'56"
78.97'
S 02°17'19" E 397.48'
S 76°55'54"
219.27'
S88°19'10"W

Approaches to Value

Market value is defined as the most probable price at which a property will exchange in the open market between a willing buyer and seller. Another definition that is equally appropriate is the "present worth of future benefits." The purpose of any appraisal is to opine a predicted price that a knowledgeable purchaser would pay, today, for the future productivity of the property. Therefore, the appraisal process is merely a method by which the present value of future productivity is determined. The analysis requisite to making accurate opinions of market value generally relies on two interdependent processes.

Statistical Inference

- The mathematical processing of historical market data to draw inference application to present and future market prices.

Market Simulation

- Involves the construction of a real estate market "model" to evaluate those factors, which will affect price levels (e.g., supply, demand, competition).

Basically, the appraisal process is an interpretation of the body of market data and the translation of market behavior into an estimation of the value of a property.

Having concluded the highest and best use of the property, we examined appropriate market data for the purpose of selecting the appropriate approach or approaches to be used in the valuation of the property (i.e., cost approach, sales comparison approach, income capitalization approach).

The sales comparison approach is applied due to the availability of comparable sales and applicability of this approach for similar property types.

The income capitalization approach is not applied due to the subjects being vacant land and non-income producing characteristics of the properties.

The cost approach is not applied due to the older age of the improvements and difficulty in accurately estimating depreciation.

Definition - Market Value - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

---

[1] SOURCE: (12 C.F.R. Part 34.42 (g); 55 Federal Register 34696, August 24, 1990; as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

[*] SOURCE: The Appraisal of Real Estate; 14th Edition

Introduction

The sales comparison approach is a method of estimating market value whereby a property is compared with commensurate properties that have sold recently, or properties that are currently listed for sale. Sale prices are determined by supply and demand factors. When adequate data is available, this approach is typically one of the more accurate and reliable methods of estimating value for properties similar to the subject.

Recent sales of comparable properties are analyzed and adjusted to the subject property for significant items of variance. The differences in real property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, land area, building area and functional utility can account for sale price variations.

Analysis & Valuation

Comparables have been researched from the subject market. The comparable search has focused on commercial land sales within the Town of Colonie. If necessary, comparables were also researched from the expanded subject market including all of Albany County. Due to a limited amount of large acreage land sales with commercial zoning, some redevelopment sales were utilized. Redevelopment sales entail properties with improvements that have minimal or no contributory value to the land and are typically razed after purchase.

Illustrated on the following page is a summary of comparables to be used in the analysis with details in the Addendum.

Land Comparables

Comp#	Property Address	County	Zoning	Sales Date	Sale Price	Land Area (SF)	Price/SF	Land Area (ac)	Price/Acre
1	4 Sicker Rd Colonie, NY	Albany	Mixed-Use	8/29/2019	$1,100,000	312,325 SF	$3.52	7.17 ac	$153,417
2	280 Mt. Hope Dr Albany, NY	Albany	Commercial	7/26/2019	$750,000	191,664 SF	$3.91	4.40 ac	$170,455
3	85 Vista Blvd Bethlehem, NY	Albany	Commercial	3/3/2022	$770,000	175,547 SF	$4.39	4.03 ac	$191,067
4	686 Troy Schenectady Rd Colonie, NY	Albany	Mixed-Use	4/14/2022	$2,300,000	456,073 SF	$5.04	10.47 ac	$219,675
5	348 Old Niskayuna Rd Colonie, NY	Albany	Mixed-Use	2/26/2020	$1,550,000	237,838 SF	$6.52	5.46 ac	$283,883
6	265-277 Wolf Rd Colonie, NY	Albany	Airport Com	12/23/2021	$2,300,000	230,432 SF	$9.98	5.29 ac	$434,783
				Averages:	**$1,461,667**	**267,313 SF**	**$5.56**	**6.14 ac**	**$242,213**
Subject: *A Portion of* 875 Watervliet Shaker Rd Colonie, NY		Albany	Commercial Office	NA	NA	550,598 SF	NA	12.64 ac	NA

Analysis of Adjustments – 875 Watervliet Shaker Rd

Adjustments for property rights conveyed, financing, conditions of sale (motivations), and market conditions (time) are all considered but no adjustments are deemed necessary. The comparable sales involved the conveyance of fee simple property rights, typical financing terms, arm's length transactions and improving market conditions.

A downward adjustment is applied to comp 6 due to involvement in a sale/leaseback with the seller, Albany Park & Fly. Adjustments have been considered for location, land area size, shape, zoning, topography, and other physical characteristics of the land.

Conclusion - Sales Comparison Approach

Before adjustments, the comparables indicate the following measures as central tendency:

Range:	$153,417/acre - $434,783/acre
Mean:	$242,213/acre
Median:	$205,371/acre

In conclusion, some consideration is given to each of the comparables resulting in the following value conclusion.

12.64 acres @ $200,000/acre	=	$2,528,000
		$2,530,000 (R)

Land Comparables

Comp#	Property Address	County	Zoning	Sales Date	Sale Price	Land Area (SF)	Price/SF	Land Area (ac)	Price/Acre
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6	265-277 Wolf Rd Colonie, NY	Albany	Airport Com	12/23/2021	$2,300,000	230,432 SF	$9.98	5.29 ac	$434,783
				Averages:	**$1,461,667**	**267,313 SF**	**$5.56**	**6.14 ac**	**$242,213**
Subject:	770 Albany Shaker Rd Colonie, NY	Albany	Commercial Office	NA	NA	936,540 SF	NA	21.50 ac	NA

Analysis of Adjustments – 770 Albany Shaker Rd

Adjustments for property rights conveyed, financing, conditions of sale (motivations), and market conditions (time) are all considered but no adjustments are deemed necessary. The comps involved the conveyance of fee simple property rights, typical financing terms, arm's length transactions and improving market conditions.

A downward adjustment is applied to comp 6 due to involvement in a sale/leaseback with the seller, Albany Park & Fly. Adjustments have been considered for location, land area size, shape, zoning, topography and other physical characteristics of the land.

Conclusion - Sales Comparison Approach

Before adjustments, the comparables indicate the following measures as central tendency:

Range:	$153,417/acre - $434,783/acre
Mean:	$242,213/acre
Median:	$205,371/acre

In conclusion, some consideration is given to each of the comparables resulting in the following value conclusion. A lower price per acre is adopted due to the parcel's larger size.

21.5 acres @ $175,000/acre	=	$3,762,500
		$3,760,000 (R)

AS IS	*875 Watervliet Shaker*	*770 Albany Shaker*
Sales Comparison Approach	$2,530,000	$3,760,000
Income Capitalization Approach	Not Utilized	Not Utilized
Cost Approach	Not Utilized	Not Utilized
Reconciled Market Value	**$2,530,000**	**$3,760,000**

VALUE CONCLUSION

Value Scenario		Interest	Date of Value	Value Conclusion
Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

Conclusion

The sales comparison approach was the sole approach used to estimate market value. Adequate market data was available to provide a reliable value estimate. The income capitalization and cost approaches were not applied due to their lesser reliability.

- **CLIENT ENGAGEMENT LETTER**
- **QUALIFICATIONS OF THE APPRAISER**

CLIENT ENGAGEMENT LETTER

GAR Associates

Real Estate Appraisal, Consulting, and Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

May 1, 2024

Mr. Michael McGuire, IAO, CCD
Director, Albany County Real Property Tax Service Agency
112 State Street, Room 1340
Albany, NY 12207
(518) 487-5292
Michael.McGuire@albanycountyny.gov

Re: Request for Appraisal of:
1.) 875 Watervliet Shaker Road *(a portion of)*
2.) 770 Albany Shaker Road
Town of Colonie, NY, Albany County
GAR Bid No.: B-24027*

Dear Mr. McGuire:

Pursuant to your request we can prepare a **"Limited Scope Appraisal Report"** providing an opinion of the market value of the real property rights associated with the above-referenced properties for a total fee of ***$7,500.*** The report would be delivered within 5 weeks from authorization to proceed.

The client is Albany County. The "intended use" of the appraisal is for internal asset management purposes. The "intended users" of the appraisal are the client and any other client-authorized users associated with the intended use stated above

Property 1 was the site of a nursing home, which has since been demolished. Only a 10-12 acre portion of the 36-acre property will be appraised.
Property 2 is 21.5 acres and was previously a park with a baseball diamond.

Attached is our standard engagement contract, which you are to sign and return along in order to formally engage us.

Information that we will need in order to complete the assignment includes the following:

- Legal surveys *(if available)*
- Map of land to be appraised at 875 Watervliet Shaker Road
- Any known easements, encroachments, or adverse environmental conditions?

Please do not hesitate to contact me if you have any questions pertaining to this proposal and thank you for considering GAR Associates for your real estate appraisal and consulting needs.

Respectfully,

GAR Associates LLC

David M. Barnett, MAI, SRA
President, Government Division

DMB:add

GAR Associates

Real Estate Appraisal, Consulting, and Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

May 1, 2024

Mr. Michael McGuire, IAO, CCD
Director, Albany County Real Property Tax Service Agency
112 State Street, Room 1340
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(518) 487-5292
Michael.McGuire@albanycountyny.gov

Re: Request for Appraisal of:
1.) 875 Watervliet Shaker Road *(a portion of)*
2.) 770 Albany Shaker Road
Town of Colonie, NY, Albany County
GAR Bid No.: B-24027*

Fee: "Limited Scope Appraisal Report": ***$7,500***
50% Retainer Fee: ***waived***

Timing: 5 weeks from authorization to proceed

*When sending payment, **please be sure to note the GAR Bid Number* on the check addressed to GAR Associates LLC**. There will be a 1.5% interest charge per month on late invoices. Please note we also accept credit card as a method of payment.*

ACKNOWLEDGEMENT

The undersigned is a duly authorized representative for the properties and the requested assignment, for the intended use and agrees to be fully responsible for payment of the total fee, unless other arrangements have been made. Further, the undersigned agrees to engage GAR Associates LLC to undertake the analysis in accordance with the scope of services defined in the above listed proposal and subject to the attached limiting conditions.

Payment is due within 30 days of completion of the appraisal report, unless other prearrangements have been made.

Date: 5/1/2024 Signature: [signature]

Name (print): Michael McGuire

Title: Director of Real Property

NOTE: Please retain one copy for your files and return one signed copy to GAR ASSOCIATES LLC. Thank you.

STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the properties are marketable.
2. That the properties are free and clear of all liens.
3. That there are no encumbrances or defects of titles.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.

2. Unless otherwise stated in this report, no responsibility is assumed for subsurface soil conditions; soil conditions are presumed stable and free of any natural or man-made contaminants.

3. If improved, the buildings are assumed free of any hazardous building materials (e.g., asbestos, urea formaldehyde) unless otherwise stated in this report.

4. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

5. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the properties.

6. This appraisal was made for the purpose stated and should not be used for any other purpose.

7. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.

8. The appraiser is not required to give testimony or attendance in Court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the Appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with Appraiser at the time the knowledge becomes known or the Appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.

STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS
(continued)

9. In instances of new construction, additions, rehabilitations and remodeling of improvements, we assume compliance with State and local building codes with respect to design and construction materials.

10. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practice and the code of Professional Ethics set forth by the Appraisal Institute.

11. The use of this report is subject to the requirements of the Appraisal Institute, relating to review of its duly authorized representatives.

12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA, SRA designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the Appraiser. We are aware that the report may be submitted to individuals requesting a copy under the Freedom of Information Act.

13. MARKET VALUE is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

    (1) Buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

QUALIFICATIONS OF THE APPRAISER

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA

PRESENT OCCUPATION:

Mr. Barnett is a member and President of the Government Division and has been a full-time real estate appraiser and consultant with GAR Associates LLC since 2003, with offices at 855 NY-146, Clifton Park, New York. Mr. Barnett divides his time between multi-family housing, government projects (valuation and revaluation), commercial real estate fee appraisal reports and tax certiorari appraisal reports.

EDUCATION:

State University of New York at Fredonia
Bachelor of Science in Business Administration
Management Information Systems

APPRAISAL COURSES/SEMINARS ATTENDED AND SUCCESSFULLY COMPLETED:

Mr. Barnett has attended numerous courses and seminars, most of which were provided through the Appraisal Institute, pertaining to many aspects of real estate and business valuation, and consulting between 2003 and the present. The courses included the required curriculum of both the Appraisal Institute and New York State required for the New York State General Appraiser Certification.

Continuing education courses have included standards of professional appraisal practice and business practice & ethics on a routine basis. Some of the seminar topics included business practice, discounted cash flow analysis, forecasting revenues and operating expenses related to income property valuation, green building architecture and standards, and numerous others.

CERTIFICATIONS:

New York State Certified General Real Estate Appraiser - Certificate No. 46-50315
North Carolina Certified General Real Estate Appraiser - License No. A8708
South Carolina Certified General Real Estate Appraiser - License No. 8218
Pennsylvania Certified General Real Estate Appraiser - License No. GA004690

SUPERVISORY APPRAISER:

Mr. Barnett is approved as a qualified supervisory appraiser by the New York State Department of State.

PROFESSIONAL DESIGNATION:

MAI and SRA Awarded by the Appraisal Institute

PROFESSIONAL TERRITORY COVERED:

Mr. Barnett has appraised property throughout New York State, including the Counties of Albany, Chautauqua, Chemung, Columbia, Erie, Essex, Genesee, Montgomery, Monroe, Nassau, Niagara, Oneida, Onondaga, Orange, Putnam, Rensselaer, Saratoga, Schenectady, Seneca, Steuben, Sullivan, Suffolk, Ulster, Warren, Washington, Wayne, Westchester and lastly, Chittenango County in Vermont.

PROPERTY TYPES APPRAISED:

Appraisal work includes a wide range of vacant land, improved commercial, office, retail, industrial, mixed-use, single and multi-family residential property types. Also performs various duties including data collection, sales verification, analysis, valuation modeling and senior management tasks related to mass appraisal projects. For the past 8 years, Mr. Barnett has managed all Assessment and Government Services projects and serves as lead valuation analyst for all property types.

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

PARTICIPATED IN MARKET ANALYSIS and APPRAISAL PROJECTS FOR:

HUD Lenders
Private Developers/Owners
Government Agencies
Tax Credit Syndicators

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

GAR Associates Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, GAR Associates completes between 70 and 100 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- Proposed developments using Low-Income Housing Tax Credits.
- Market studies in conjunction with proposed market rate housing projects.
- Senior specific as well as family developments.
- Market studies required under the HUD MAP guidelines.
- Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.
- Real estate appraisals for all types of multi-family and residential housing.

CLIENTS:

Clients include a variety of lending institutions, mortgage brokers, municipalities, government agencies, attorneys and private users.

WORK EFFORTS – MASS APPRAISAL PROJECTS:

GAR Associates (GAR) was founded in 1961. We have a long history of providing full assessment services throughout New York State. In the early 1970's, NYS established standard procedures and systems on the State's first reassessment effort. GAR worked with New York State to establish those procedures and practices. Since that time, GAR has worked closely with all of the stakeholders in the real property assessment arena to enhance the assessment process. We combine a broad-range of experience with specialized knowledge of the real estate market, reflecting over one hundred fifty years of accumulated experience. We have extensive experience in data collection utilizing the latest technology, modeling and valuation of real estate in New York. GAR has a long history of providing reassessment and support services to municipal clients ranging from small to large towns and cities.

- Supervised successful comprehensive data collection and verification projects to various municipalities across New York State;
- Assisted New York State municipalities with expert testimony in litigation and court cases;
- Provided full scale valuation services for residential, commercial and unique/highly complex properties to various municipalities across New York State;
- Assumed the role of liaison between assessors' offices and town Administrators;
- Developed and managed innovative municipal wide public information and taxpayer training programs to educate property owners on the property assessment process; and
- Created and deployed custom on-line assessment systems, applications and programs instrumental in automating and improving the efficiency of multiple New York State assessment offices.

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

MASS APPRAISAL PROJECTS COMPLETED:

Town of Bethlehem, Albany Co., NY
Town of Ellicottville, Cattaraugus Co., NY
Town of French Creek, Chautauqua Co., NY
City of Jamestown, Chautauqua Co., NY
Town of Mina, Chautauqua Co., NY
Town of Sherman, Chautauqua Co., NY
Town of Gallatin, Columbia Co., NY
City of Hudson, Columbia Co., NY
Town of Stuyvesant, Columbia Co., NY
Town of Alden, Erie Co., NY
Town of Amherst, Erie Co., NY
Town of Clarence, Erie Co., NY
Town of North Elba, Essex Co., NY (Commercial Project)
City of Johnstown, Fulton Co., NY
City of Batavia, Genesee Co., NY
Town of Florida, Montgomery Co., NY
City of Lockport, Niagara Co., NY
Town of Lockport, Niagara Co., NY
Town of Cicero, Onondaga Co., NY
Town of Salina, Onondaga Co., NY (Commercial Project)
Town of Carmel, Putnam Co., NY
Town of East Greenbush, Rensselaer Co., NY
Town of Hoosick, Rensselaer Co., NY
Town of Sand Lake, Rensselaer Co., NY
Town of Schodack, Rensselaer Co., NY
City of Troy, Rensselaer Co., NY
Town of Malta, Saratoga Co., NY
Town of Moreau, Saratoga Co., NY
Town of Stillwater, Saratoga Co., NY
Town of Waterford, Saratoga Co., NY
Town of Niskayuna, Schenectady Co., NY
Town of Rotterdam, Schenectady Co., NY
Town of Covert, Seneca Co., NY
Town of Bath, Steuben Co., NY
City of Corning, Steuben Co., NY
Town of Forestburgh, Sullivan Co., NY
City of Kingston, Ulster Co., NY
Town of Saugerties, Ulster Co., NY (Commercial Project)
Town of Mamaroneck, Westchester Co., NY

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

Recent work efforts undertaken pertaining to a variety of multiple family and senior specific housing projects are outlined below:

Location:	*Type of Project*	*Report Type*
New Windsor, Orange Co., NY	Tax Credit Senior	Market Study/ Appraisal
Wallkill, Orange Co., NY	Tax Credit Family/Special Needs	Market Study/ Appraisal
Troy, Rensselaer Co., NY	HUD 236/Tax Credit Senior	Market Study/ Appraisal
Newark, Wayne Co., NY	Market Study Special Needs	Market Study
Cohoes, Albany Co., NY	Tax Credit Family/HUD Section 8	Market Study/ Appraisal
Glenmont, Albany Co., NY	Tax Credit Senior	Market Study
Watervliet, Albany Co., NY	HUD 236	Rent Comp Study
Woodstock, Ulster Co., NY	Tax Credit Family/ Tax Credit Senior	Market Study
Hempstead, Nassau Co., NY	Tax Credit Senior	Market Study
Hudson Falls, Washington Co., NY	Tax Credit Senior	Market Study
Troy, Rensselaer Co., NY	Market Value	Appraisal
Colonie, Albany Co., NY	Impact Analysis	Market Study
Halfmoon, Saratoga Co., NY	Tax Credit Senior	Market Study
New Hartford, Oneida Co., NY	Market Value	Appraisal
Hoosick, Rensselaer Co., NY	Market Support	Market Study
Essex, Chittenango Co., VT	Tax Credit Family	Appraisal
Warwick, Orange Co., NY	Tax Credit Senior	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Appraisal
Clifton Park, Saratoga Co., NY	Tax Credit Family/Market Rate	Appraisal

Appraisal Institute®

Professionals Providing Real Estate Solutions

This certifies that

David M. Barnett

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President, and the Corporate Seal to be hereunto affixed on this **14th** day of **June 2021**.

Rodman Schley

President

This certificate is the property of the Appraisal Institute and must be returned to the Chief Executive Officer upon termination of membership.

Appraisal Institute®

Professionals Providing Real Estate Solutions

This certifies that

David M. Barnett

has been admitted to membership as an

SRA Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President, and the Corporate Seal to be hereunto affixed on this **16th** day of **March 2020**.

President

This certificate is the property of the Appraisal Institute and must be returned to the Chief Executive Officer upon termination of membership.

UNIQUE ID NUMBER
46000050315

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1530167

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
08	26	22

EXPIRATION DATE

MO.	DAY	YR.
08	25	24

BARNETT DAVID M
C/O QAR ASSOCIATES LLC
632 PLANK RD STE 203
CLIFTON PARK, NY 12065

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROBERT J. RODRIGUEZ
SECRETARY OF STATE

DOS-1088 (Rev. 3/01)

PREPARED FOR:

Albany County Industrial Development Agency
111 Washington Avenue, Suite 100
Albany, NY 12210

Economic and Fiscal Impact

NEW YORK ARMY NATIONAL GUARD

Albany County
Industrial Development Agency

AUGUST 9, 2024

PREPARED BY:

camoin associates

PO Box 3547
Saratoga Springs, NY 12866
518.899.2608
www.camoinassociates.com

ABOUT THE STUDY

The Albany County Industrial Development Agency retained Camoin Associates to measure the potential economic and fiscal impacts of a project proposed by the New York State Army National Guard. The New York State Army National Guard is proposing to construct a new 140,000-square-foot armory for the New York Army National Guard's 42nd Infantry Division Headquarters.

This analysis aims to provide a complete assessment of the total economic, employment, and tax impacts of the project on Albany County that result from the construction phase and on-site operations, including the impact of assembly weekends and workshops/seminars.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the New York Army National Guard and included the following data points: construction spending, operating spending, and new on-site activity.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

STUDY INFORMATION

Data Source:
New York State Division of Military and Naval Affairs

Geography:
Albany County

Study Period:
2023

Modeling Tool:
Lightcast

DIRECT IMPACTS

This initial round of impacts is generated as a result of spending on construction and operations.

INDIRECT IMPACTS

The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services.

INDUCED IMPACTS

Impacts that result from spending by facility employees and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the County on food, clothing, and other goods and services.

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FISCAL IMPACT ANALYSIS 6

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS? 10

EXECUTIVE SUMMARY

The Advance Albany County Alliance (Alliance) has been working with the NYS Division of Military & Naval Affairs on a request for twenty acres of land to be provided to the New York Army National Guard (the Applicant) for the construction of a 140,000-square-foot armory (the Project). The Project proposed by the Applicant entails constructing a new modern facility that would be the site for full-time active duty personnel, monthly assembly weekends, and regular workshops/seminars. The Albany County IDA commissioned Camoin Associates to conduct an economic and limited fiscal impact of the Project on Albany County (the County).

This study analyzes the impact the Project will have on the county economy and local municipal revenues, net of any economic activity that would occur even if the Project were not completed. The 60 jobs, associated assembly activity, and workshops/seminars are considered net new to Albany County due to the Project. This study analyzes the impact of net new jobs and spending on the county economy and municipal revenue sources.

The following is a summary of our findings from this study, with details in the following sections.

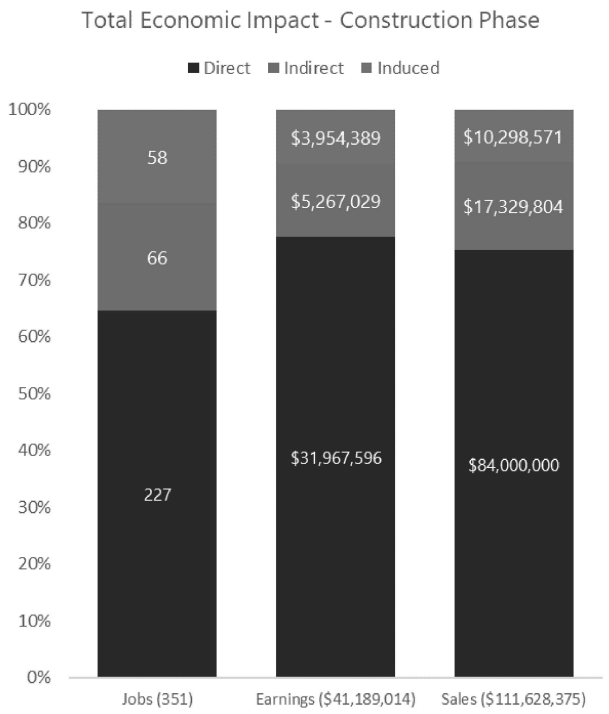
Table 1

Summary of Benefits to County	
Construction Phase	
Total Jobs	351
Direct Jobs	227
Total Earnings	$41,189,014
Direct Earnings	$31,967,596
One-Time Sales Tax Revenue to County	**$288,323**
Annual Impact	
Total Jobs	203
Direct Jobs	82
Total Earnings	$18,441,122
Direct Earnings	$7,450,425
Annual Sales Tax Revenue to County	**$129,088**

Construction Impact

- The construction associated with the Project would result in approximately 227 new direct construction jobs generating $32 million in direct new earnings on-site and an additional 124 indirect and induced jobs with $9.2 million in earnings. Figure 1, to the right, displays more details on the economic impacts of construction.
- Sales associated with the earnings generated during the construction phase would be taxed, generating sales tax revenue for the County. Sales tax associated with the construction phase of the Project is estimated to contribute approximately $288,000 to the County.

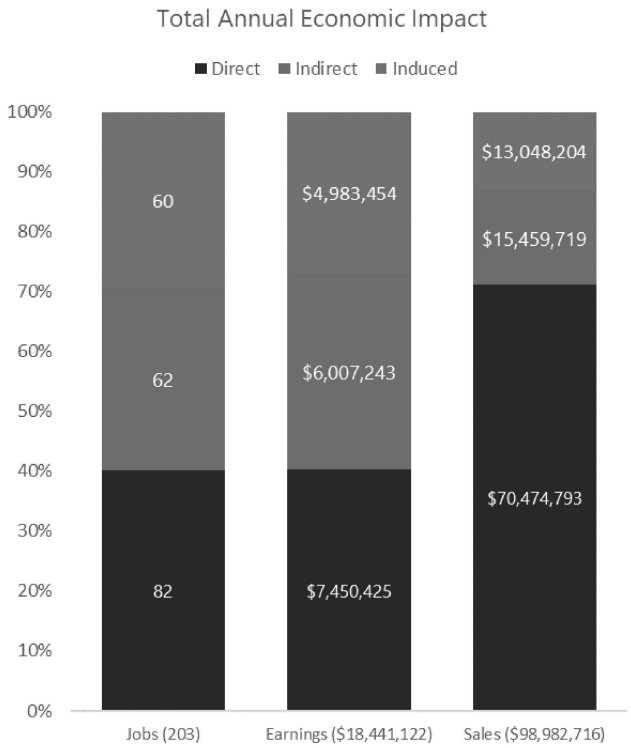
Figure 1



Annual Impact

- Upon full build-out, the Project will generate 60 direct on-site jobs for full-time Soldiers and employees.
- The facility is planned to host 500 part-time soldiers throughout the year for assembly weekends and two-week trainings, for a total of 19,000 assembly days per year. This on-site activity will generate economic impact through lodging, food, and transportation spending in Albany County.
- The facility is also planned to host 200 Soldiers and contractors for eight three-day workshops/seminars. This on-site activity will generate economic impact through lodging, food, and transportation spending in Albany County.
- In total, the Project would support 203 ongoing annual jobs in the county, with $18.4 million in associated earnings. Figure 2 summarizes the Project's annual economic impact.
- Sales associated with the on-site operations are estimated to generate $129,000 in sales tax revenue for the County annually.
- The property is currently not generating any property tax and will continue to be non-taxable if the Project occurs.

Figure 2



ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated during the construction phase and Project operation, as provided by the Applicant, were used as the direct inputs for the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the county and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Albany County economy. This is captured in the indirect and induced impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

CONSTRUCTION PHASE IMPACTS

The Applicant anticipates that construction of the Project would cost over $120 million and last between 24-30 months. The Applicant assumes that 70% of the construction spending would be sourced from within the county, representing $84 million in net new spending in the county associated with the construction phase of the Project.

Table 2

Construction Phase Spending - County	
Total Construction Cost	$120,000,000
Percent Sourced from County	70%
Net New Construction Spending	**$84,000,000**

Source: Applicant, Camoin Associates

Based on $84 million worth of net new direct spending associated with the Project's construction phase, Camoin Associates determined that there would be over $111.6 million in total one-time construction-related spending supporting 351 jobs throughout the county and $41.2 million in earnings. Table 3 outlines the economic impacts of construction.

Table 3

County Economic Impact - Construction Phase

	Jobs	Earnings	Sales
Direct	227	$31,967,596	$84,000,000
Indirect	66	$5,267,029	$17,329,804
Induced	58	$3,954,389	$10,298,571
Total	**351**	**$41,189,014**	**$111,628,375**

Source: Lightcast, Camoin Associates

IMPACTS OF ON-SITE EMPLOYMENT

Based on the Applicant, Camoin Associates assumes there will be approximately 60 full-time Soldiers and employees onsite upon completion. Using these estimated jobs as direct inputs into the model, Lightcast was used to calculate the economic impacts of the on-site activity. Table 4 details the impact that the on-site activity will have on Albany County in terms of employment, earnings, and sales.

Table 4

County Economic Impact - On-Site Employment (Full Time Soliders and Employees)

	Jobs	Earnings	Sales
Direct	60	$6,780,000	$67,632,881
Indirect	57	$5,658,276	$14,474,973
Induced	58	$4,847,430	$12,693,934
Total	**175**	**$17,285,706**	**$94,801,788**

Source: Lightcast, Camoin Associates

IMPACTS OF ON-SITE VISITATION

Assembly Activity

Based on information provided by the Applicant, it is expected that 500 part-time Soldiers will come to the Project for 1 weekend a month (24 days a year) and two weeks a year (14 days) for a total of 38 days per year. That is a total of 19,000 days (500*38 = 19,000). During the time in Albany County, the New York Army National Guard will cover some expenses, such as lodging and some food, but otherwise, the Soldiers are expected to cover the expenses. The other food spending is based on the current federal per diem rate for Albany County of $114.00 per day[1] and assumes half of that is spent per day in the area. Transportation spending assumes that all the soldiers fill up, on average, eight gallons of gas each time they come to the area (12 weekends a month plus two weeks a year for a total of 13 trips).

Workshops/Seminars

Based on information from the Applicant, it is expected that 200 Soldiers and contractors will come to the Project for eight three-day workshops/seminars throughout the year. That is a total of 4,800 days per year (200*8*3 =4,800). The lodging, food expenses, and transportation costs for these individuals would not be covered by the Applicant. Similar assumptions were made for these attendees as were made for the Assembly Weekend attendees. Lodging expenses are assumed to be for two nights per attendee per workshop/seminar at $150 per night, food expenses are expected to be 100% of Albany County federal per diem rate of $114 for each day of the workshop/seminar, and gas expenses are expected to be 8 gallons for each seminar weekend at $3.19 per gallon.

[1] Source: https://www.gsa.gov/travel/plan-book/per-diem-rates/per-diem-rates-results?action=perdiems_report&fiscal_year=2024&state=&city=&zip=12084

The following table details the lodging and catering spending provided by the Applicant and the other food and transportation spending assumptions that Camoin Associates calculated.

Table 5

Sales During Assembly Weekend			
Lodging Spending	$	305,000	Provided by Applicant
Catering Spending	$	220,000	Provided by Applicant
Other Food Spending*	$	1,083,000	Assumes 50% of the Albany County per diem rate for each day in the area ($114 * 50% * 19,000)
Transportation**	$	165,880	Assumes each solider fills 8 gallons of gas at $3.19 per gallon for each trip made (8*$3.19*500*13)
SubTotal	$	1,773,880	
Sales During Workshops/Seminars			
Lodging Spending***	$	480,000	Assumes two hotel nights per three day workshop/seminar at $150 per night. (8*2*200*$150)
Food Spending****	$	547,200	Assumes 100% of Albany County per diem rate for each day in the area ($114*100%*4,800)
Transportation*****	$	40,832	Assumes each attendee fills 8 gallons of gas at $3.19 per gallon for each trip made (8*$3.19*200*8)
SubTotal	$	1,068,032	
Total New Spending	**$**	**2,841,912**	

Source: Applicant, Camoin Associates, US General Services Administration

The spending detailed above was used in the model to determine the economic impact of the assembly weekends and workshops/seminars. Table 6 shows the impact of the $2.8 million in additional spending in Albany County.

Table 6

County Economic Impact - On-Site Visitation

	Jobs	Earnings	Sales
Direct	22	$670,425	$2,841,912
Indirect	5	$348,967	$984,747
Induced	2	$136,024	$354,269
Total	**28**	**$1,155,416**	**$4,180,928**

Source: Lightcast, Camoin Associates

TOTAL ECONOMIC IMPACT

Table 7 shows the total economic impact of the Project on Albany County by combining the annual impact of on-site employment and the annual impact of on-site visitation.

Table 7

County Total Annual Economic Impact

	Jobs	Earnings	Sales
Direct	82	$7,450,425	$70,474,793
Indirect	62	$6,007,243	$15,459,719
Induced	60	$4,983,454	$13,048,204
Total	**203**	**$18,441,122**	**$98,982,716**

Source: Lightcast, Camoin Associates

FISCAL IMPACT ANALYSIS

In addition to the project's economic impact on the local economy (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completion of the Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

PROPERTY TAX

The parcel currently generates zero dollars in property tax and will continue to be nontaxable upon full build-out.

SALES TAX REVENUE

SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (described in the above section) would lead to additional sales tax revenue for the County. It is assumed that 70% of the construction phase earnings would be spent within Albany County and that 25% of those purchases would be taxable.[2]

Table 8

One-Time Sales Tax Revenue, Construction Phase	
Total New Earnings	$41,189,014
Amount Spent in County (70%)	$28,832,310
Amount Taxable (25%)	$7,208,077
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$288,323**

Source: Albany County IDA, Camoin Associates

As a result of the employment in the construction phase, the County would receive approximately $288,000 in new sales tax revenue from the economic impacts of construction.

[2] A retail leakage analysis of Albany County suggests that a vast majority of the goods and services that employees will be purchasing are available within the county (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third-party proprietary retail spending data, 70% is a reasonable assumption for the amount of in-county spending. (Source: Esri Business Analyst Retail Market Profile).

SALES TAX REVENUE – ONSITE EMPLOYMENT, ASSEMBLY ACTIVITY, AND WORKSHOPS/SEMINARS

The earnings generated by on-site jobs that will result from building occupation at the Project (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the County. It is assumed that 70% of the earnings would be spent within Albany County and that 25% of those purchases will be taxable. Table 9 displays the county's annual tax revenue.

Table 9

Annual Sales Tax Revenue, On-Site Operations and Activity	
Total New Earnings	$18,441,122
Amount Spent in County (70%)	$12,908,785
Amount Taxable (25%)	$3,227,196
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$129,088**

Source: Albany County IDA, Camoin Associates

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial "change in final demand." To understand the meaning of "change in final demand," consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells $1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is $1 million because dollars are flowing in from outside the United States and are, therefore, "new" dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the "Direct Effects" of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer's vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e., sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy, and some will "leak out." What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will "leak" out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the "Indirect Effects" of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial $1 million of new money (i.e., Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the "multiplier effect" and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar ($1) of change in final demand, an additional $1.40 of indirect economic activity occurs for a total of $2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e., how the "local economy" is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the $1 million of widgets being purchased by Canadians is not causing total North American demand to increase by $1 million. Presumably, those Canadian purchasers will have $1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many "new" dollars the producer would be causing to occur domestically.

ABOUT CAMOIN ASSOCIATES

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on LinkedIn, Facebook, and YouTube.

The Project Team

Rachel Selsky
Vice President and COO

Connor Allen
Analyst

Service Lines

- Strategic and Organizational Planning
- Economic and Fiscal Impact Analysis
- Real Estate Development Analytics and Advisory
- Housing Needs Assessment
- Prospecting and Business Attraction
- Target Industry Analytics and Strategy
- Workforce Development and Talent Retention
- Entrepreneurship and Innovation

Leading action to

grow your economy

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COUNTY EXECUTIVE

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112 STATE STREET
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WWW.ALBANYCOUNTY.COM

MICHAEL P. MCLAUGHLIN, JR.
DEPUTY COUNTY EXECUTIVE

September 4, 2024

Honorable Joanne Cunningham, Chair
Albany County Legislature
112 State Street, Room 710
Albany, New York 12207

Dear Chairwoman Cunningham:

The County Executive's Office is requesting that the Legislature, pursuant to Local Law No.2 of 1998, declare 770 Albany Shaker Road (parcel no. 30.-2-13) in the Town of Colonie "no longer necessary for public use". Additionally, authorization is requested to convey the abovementioned parcel to the New York State Division of Military and Naval Affairs (DMNA) for an amount of $4,567,500. The conveyance will facilitate the construction of a new Division Headquarters for the New York Army National Guard's 42nd Infantry Division. The County's appraisal valued the property at $3,760,000.

The Division of Military and Naval Affairs is proposing to construct a ~$120 million 140,000 square foot LEED Certified facility that would generate 24-30 months of prevailing wage construction jobs. Once completed, approximately 60 full-time soldiers will work at the facility which represent new jobs in the County. In addition to the active-duty employees who will work at the facility, it will host monthly assembly weekends and trainings that will bring approximately 500 part-time soldiers to the site and generate economic impact through lodging, food, and transportation spending in the County.

If you should have any questions, please do not hesitate to contact me.

Sincerely

Daniel P. McCoy

Daniel P. McCoy
Albany County Executive

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
Arnis Zilgme, Minority Counsel

County of Albany

Harold L. Joyce
Albany County Office Building
112 State Street - Albany, NY 12207

Legislation Text

File #: TMP-5853, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):
Requesting Authorization to Declare as Surplus and Convey 770 Albany Shaker Road (Heritage Park Property) to the New York State Division of Military and Naval Affairs

Date: 8/29/2024
Department: County Executive
Attending Meeting: County Executive Staff
Submitted By: Lucas Rogers
Title: Economic Development Coordinator
Phone: 518-447-5566

Purpose of Request: Contract Authorization Property Conveyance

CONTRACT TERMS/CONDITIONS:
Party Names and Addresses:
Divison of Military and Naval Affairs 330 Old Niskayuna Road, Latham, NY 12110

Term: (Start/end date or duration) N/A
Amount/Raise Schedule/Fee: $4,567,500

BUDGET INFORMATION:
Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Budget: Yes ☐ No ☒
Spreadsheet attached: Yes ☐ No ☐

Source of Funding - (Percentages)
Federal: Enter text. County: Enter text.
State: 100 Local: Enter text.

County Budget Accounts:
Revenue Account and Line: A1310 01053 - Gain From Sale of Property
Revenue Amount: $4,567,500
Appropriation Account and Line: Enter text.
Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:
Mandated Program/Service: Yes ☐ No ☒
If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt:	Yes ☒ No ☐
# of Response(s):	Enter text.
# of MWBE:	Enter text.
# of Veteran Business:	Enter text.
Bond Resolution No.:	Enter text.
Apprenticeship Program	Yes ☐ No ☐

Previous requests for Identical or Similar Action:
Resolution/Law Number and Date: Enter text.

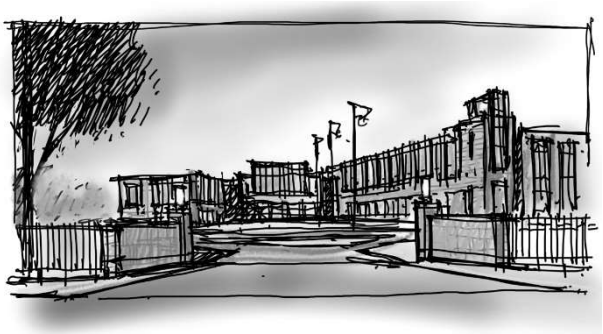
DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)
The County Executive's Office is requesting that the Legislature, pursuant to Local Law No.2 of 1998, declare 770 Albany Shaker Road (parcel no. 30.-2-13) in the Town of Colonie "no longer necessary for public use". Additionally, authorization is requested to convey the abovementioned parcel to the New York State Division of Military and Naval Affairs (DMNA) for an amount of $4,567,500. The conveyance will facilitate the construction of a new Division Headquarters for the New York Army National Guard's 42nd Infantry Division. The County's appraisal valued the property at $3,760,000.

The Division of Military and Naval Affairs is proposing to construct a ~$120 million 140,000 square foot LEED Certified facility that would generate 24-30 months of prevailing wage construction jobs. Once completed, approximately 60 full-time soldiers will work at the facility which represent new jobs in the County. In addition to the active-duty employees who will work at the facility, it will host monthly assembly weekends and trainings that will bring approximately 500 part-time soldiers to the site and generate economic impact through lodging, food, and transportation spending in the County.

NEW YORK STATE
DIVISION OF MILITARY AND NAVAL AFFAIRS

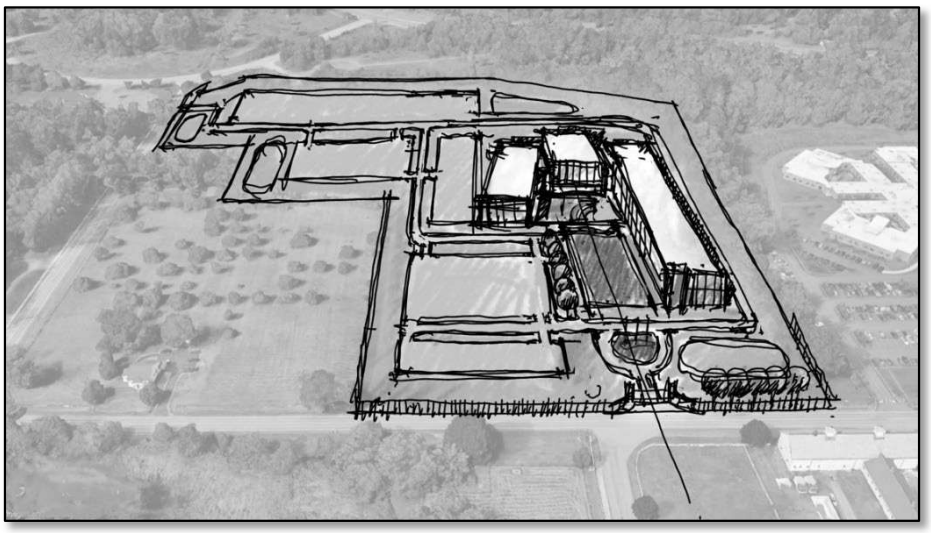
Benefits Analysis of Proposed Land (Heritage Park) Acquisition – Albany County

Need: Twenty (plus) acres of suitable land in Albany County to construct a new 140,000 square foot Armory for the New York Army National Guard's 42nd Infantry Division Headquarters.



Key Considerations of Albany County Heritage Park site:

- New state of the art, modern facility in Albany County
- A generational facility that will bring benefits to Albany County for decades into the future
- $100+ million-dollar construction project
- 24-30 months of prevailing wage construction jobs - union jobs - probably 75 workers
- Once occupied, 60 +/- full time active-duty jobs in Albany County added to those at the nearby State Headquarters
- Contracted hotel rooms in Albany County during monthly assembly weekends for approximately 75-100 rooms
- Food vendors during monthly assembly weekends would likely be contracted from Albany County vendors
- Enhanced National Guard support to Albany County and surrounding municipalities
- Designed to LEED Silver or Gold level with intention of geothermal and solar to reduce environmental impacts
- Federal and State construction funding will follow the very successful process used for the $100M+ Jamaica Armory and Lexington Avenue Armory rehabilitations in New York City
- Senators Schumer and Gillibrand along with selected House of Representative members have expressed support for FY26 federal funding
- The 42nd Infantry Division is one of eight Division in the Army National Guard and one of only nineteen Divisions in the U.S. Army - this is a critical unit for our Nation's defense and State emergency response



Point of Contact:
Robert A. Epp
Chief, Legislative Affairs
New York Army National Guard
robert.a.epp.civ@army.mil
518-786-4738

Assessment Parcel: 30.-2-13

Zoom to

Municipality:	Town of Colonie
Address:	770 Alb Shaker Rd
Owner:	Albany County
Property Class:	330 - Vacant Land in Commercial Areas
Year Built:	
School District:	012601 - South Colonie CSD
Acres:	21.50
Deed Reference:	Not Available
Land Assessment:	$2,687,500
Total Assessment:	$2,687,500

For more detailed information on this parcel click here for Image Mate.

IQS Search (County Clerk)

PDF Tax Map

LIMITED SCOPE APPRAISAL REPORT
TWO COMMERCIAL LOTS
A PORTION OF: 875 WATERVLIET SHAKER ROAD &
770 ALBANY SHAKER RD
TOWN OF COLONIE, ALBANY COUNTY, NY

CLIENT:	Albany County
CLIENT ADDRESS:	112 State Street Albany, NY 12207 Attn: Mr. Michael McGuire, IAO, CCD Director, Real Property Tax Service Agency
PREPARED BY:	GAR ASSOCIATES LLC 5500 Main Street Suite 348 Williamsville, New York 14221 David M. Barnett, MAI, SRA President, Government Division
DATE OF INSPECTION:	May 22, 2024
DATE OF VALUATION:	May 22, 2024
GAR FILE NO.:	2024012

GAR Associates

Real Estate Appraisal, Consulting & Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

June 6, 2024

Mr. Michael McGuire, IAO, CCD
Director, Real Property Tax Service Agency
Albany County
112 State Street
Albany, NY 12207

Re: Limited Scope Appraisal Report
Two Commercial Lots
A Portion of: 875 Watervliet Shaker Road &
770 Albany Shaker Rd
Town of Colonie, Albany County, NY
GAR File No.: 2024012

Dear Mr. McGuire:

In accordance with the terms of our engagement, we present a ***"Limited Scope Appraisal Report"*** for the above-captioned property. This document is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). The Scope of Work is defined in this report and is consistent with our engagement of services. The depth of discussion contained in this report is specific to the needs of the client and for the intended use and user(s) stated below. The appraisers are not responsible for unauthorized use of this report.

Extraordinary Assumptions:

There are no *"extraordinary assumptions"* or *"hypothetical conditions"* being made in this report.

Client, Intended User, Intended Users:

The client is Albany County. The *"intended use"* of the appraisal is internal asset management purposes. The *"intended users"* of the appraisal are the client and any other client-authorized user(s) associated with the "intended use" stated above.

The Subject:

The property includes two non-contiguous municipal tax parcels zoned commercial office. 875 Watervliet Shaker Road consists of a 12.64 acre portion of a larger parcel situated at the signalized southeast corner of Albany Shaker Road and Meeting House Road, located adjacent to the airport access road. The property is situated across from the airport and is the site of the former Ann Lee nursing home that was recently demolished. Some outbuildings on the larger parcel remain along with older paved parking areas but offer no contributory value to the subject portion of the site. 770 Albany Shaker Road is a 21.50 acre, irregularly shaped parcel with frontage on Heritage Lane (CR-163) and Airline Drive.

CORPORATE OFFICE:
5500 MAIN STREET, SUITE 348 WILLIAMSVILLE, NY 14221

CAPITAL REGION OFFICE:
855 NY-146, SUITE 130 CLIFTON PARK, NY 12065
TEL.518.579.3770 ~ FAX 518.579.3773 ~ TOLL FREE: 1.800.836.0382

As of the date of valuation, the properties were vacant.

Scope of Work:

At the request of the client, the scope of work is limited to salient facts research, an inspection, brief description of the neighborhood and property, highest and best use determination, Sales Comparison Approach and value conclusion. The rationale for the opinions and conclusions set forth in this "Limited Scope Appraisal Report" may not be understood properly without additional information contained in the appraiser's work file.

To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this report (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions outlined in the addendum of this report. Employment in, and compensation for, making this appraisal is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.

Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

VALUE CONCLUSION

Value Scenario		Interest	Date of Value	Value Conclusion
Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

Respectfully submitted,

GAR ASSOCIATES LLC

David M. Barnett, MAI, SRA
President, Government Division

STATEMENT OF BASIC ASSUMPTIONS AND LIMITING CONDITIONS

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.

2. Unless otherwise stated in this report, no responsibility is assumed for adverse subsurface soil conditions or environmental concerns; soil conditions are assumed stable and free of any natural or man-made contaminants.

3. Unless otherwise stated in this report, it is assumed that there are no wetlands impacting the property.

4. Unless otherwise stated in this report, it is assumed that there are no known adverse easements or encroachments impacting the property.

5. If improved, the building(s) is assumed free of any hazardous building materials (e.g. asbestos, urea formaldehyde) unless otherwise stated in this report.

6. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

7. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the property.

8. This appraisal was made for the purpose stated and should not be used for any other purpose.

9. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.

10. The appraiser is not required to give testimony or attendance in court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with the appraiser at the time the knowledge becomes known or the appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.

11. In instances of new construction, additions, rehabilitation and remodeling of improvements, we assume compliance with state and local building codes with respect to design and construction materials.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication.

13. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA (American Disabilities Act). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ACT. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

14. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.

15. It is assumed that all required licenses, certificates of occupancy and other legislative or other administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report are based.

The undersigned does hereby certify that, to the best of his knowledge and belief, except as otherwise stated in this appraisal report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, and unbiased professional analysis, opinions and conclusions of David M. Barnett, MAI, SRA.

3. We have no current nor prospective bias with respect to the property that is the subject of this report or the parties involved with this assignment.

4. We possess relevant knowledge and experience to competently complete this assignment. We have no present or prospective interest with respect to the property that is the subject of this report and no personal interest with respect to the parties involved.

5. Our engagement in this appraisal was not contingent upon developing or reporting predetermined results.

6. Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and conforms with the Uniform Standards of Professional Appraisal Practice (USPAP).

8. The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.

9. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI, SRPA, SRA, designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

10. David M. Barnett, MAI, SRA has made a personal exterior inspection of the property that is the subject of this report.

11. As of the date of this report, David M. Barnett, MAI, SRA has completed the continuing education program for Designated members of the Appraisal Institute.

12. David M. Barnett, MAI, SRA is a State Certified General Appraiser in the State of New York.

13. Alexis Deakin (NYS Appraiser Assistant #48-53467) provided significant real property appraisal assistance to the person signing this Certification, including salient fact research, initial report set-up, comparable market data research, quality control, and report processing.

14. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

15. A *"Limited Scope Appraisal Report"* has been prepared, consistent with the scope of work.

16. The undersigned has performed no services, as appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

17. The appraisers are competent to appraise this property, having appraised similar properties in the regional subject market and in the subject County. They have the ability to properly identify the valuation problems associated with this type property and are compliant with the laws and regulations that apply to this assignment.

18. Our appraisers shall not provide a copy of this written Appraisal Report to, or disclose the results of this appraisal with any party other than Client, unless Client authorizes in writing, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

19. Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

VALUE CONCLUSION

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Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

David M. Barnett, MAI, SRA
President, Government Division
NYS Certificate No. 46-50315

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ADDENDA

- CLIENT ENGAGEMENT LETTER
- QUALIFICATIONS OF THE APPRAISER

Property Type:	Land
Property Sub-Type:	Commercial
Design:	Single-User
Occupancy:	Vacant
Property Address:	875 Watervliet Shaker Road & 770 Albany Shaker Rd
Municipality/County/State:	Town of Colonie, Albany NY
Section, Block & Lot No.:	30.-2-15.1 & 30.-2-13
Property Rights Appraised:	Fee Simple Estate
Owner:	Albany County
Sales Within Past 5 Years:	None
Pending Sale:	No. The appraiser is unaware of any pending sale contracts.
Listing:	No
Land Area:	
30.-2-15.1 Land Area:	550,598 sf, or 12.64 acres
30.-2-13 Land Area:	936,540 sf, or 21.50 acres
Total Land Area:	1,487,138 sf, or 34.14 acres
Corner:	No
Exposure:	Average
Utilities:	All public (water, gas, electric, sewer/water).
Off-Street Parking:	Yes
Site Improvements Condition:	Average
Site Functionality:	Average.
FEMA Flood Plain:	No, Zone X, Panel No. 36001CO177D, Date: March 16, 2015
Zoning:	CO- Commercial Office
Neighborhood:	
Number of Buildings:	Miscellaneous old buildings with no contributory value (875 Wvlt Shaker Rd only)
Assessment:	
30.-2-15.1 Assessment:	$18,000,000 (land portion is $4,975,000)
30.-2-13 Assessment:	$2,687,500 (land portion is $2,687,500)
Total Assessment:	$20,687,500 (land portion is $7,662,500)
Equalization Rate:	48.00%
Total Equalized Assessment:	$43,098,958
Highest & Best Use "As Vacant":	Continued vacant land use.
Highest & Best Use "As Improved":	Commercial development potential.
Date of Property Inspection:	May 22, 2024
Date of Property Valuation - As Is:	May 22, 2024
Marketing Time:	6-8 Months

**Note that this assessment is reflective of the Aged Home prior to demolition*

VALUE CONCLUSION

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Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

A portion of 875 Watervliet Shaker Rd

770 Albany Shaker Rd
(Aerial Photographs - Courtesy of *Explorer.Pictometry.com)*

Street Scene on Albany Shaker Rd

Intersection of Airline Dr & Heritage Lane

Street Scene on Albany Shaker Rd

Heritage Lane

Heritage Lane

Intersection of Airline Dr & Heritage Lane

770 Albany Shaker Rd

770 Albany Shaker Rd

770 Albany Shaker Rd

875 Watervliet Shaker Rd

770 Albany Shaker Rd

875 Watervliet Shaker Rd

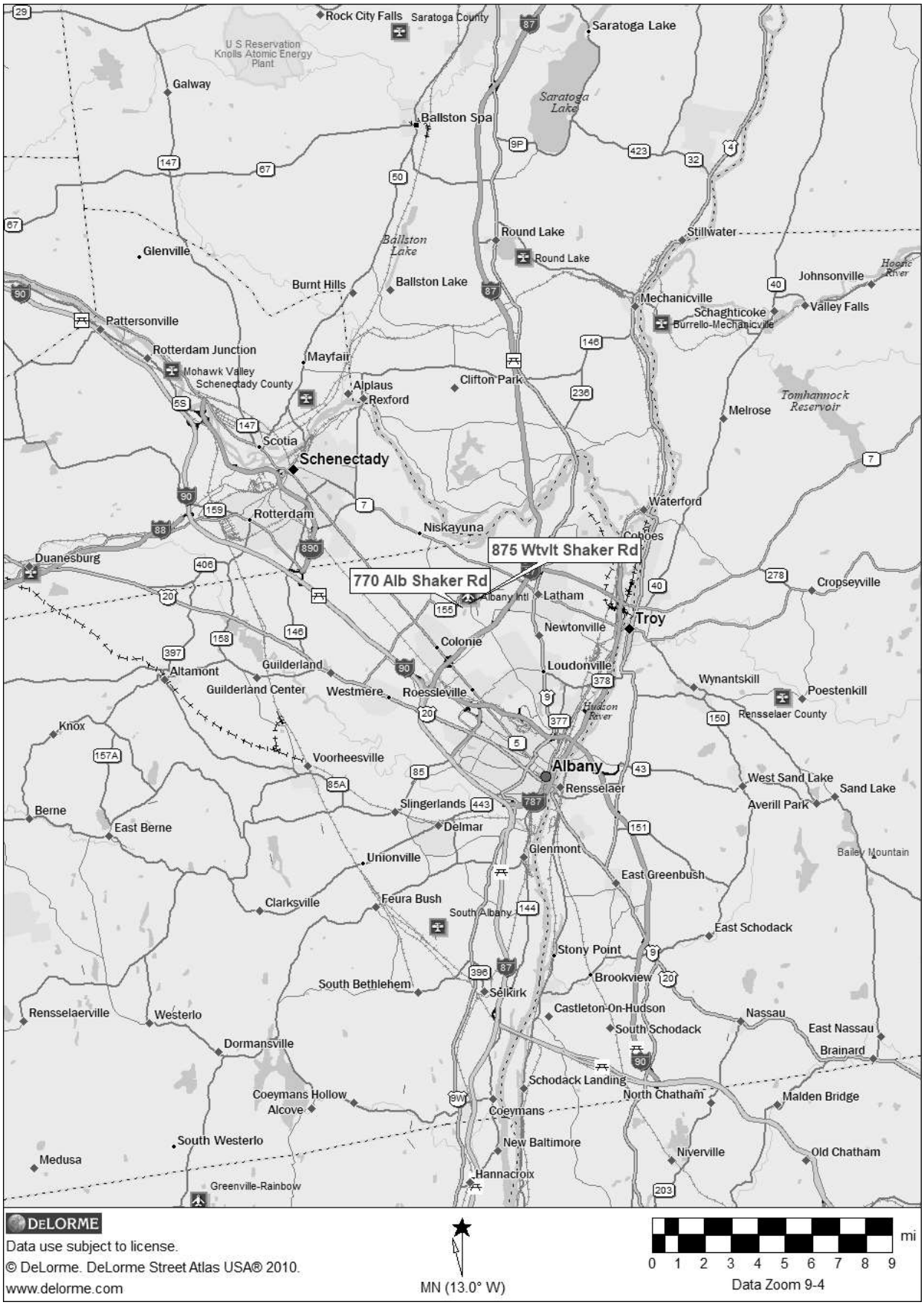
Remaining building on larger parcel

Remaining building on larger parcel

Remaining building on larger parcel

Remaining building on larger parcel

Owner as of Valuation Date:	Albany County
Transfers Within the Past Five Years:	None
Other Recent Transfers:	None
Pending Sale/Under Contract:	None
Current Listing:	Appraiser is unaware of any listings or pending sale contracts.


875 Wtvlt Shaker Rd
770 Alb Shaker Rd
Rock City Falls
Saratoga County
Saratoga Lake
U S Reservation Knolls Atomic Energy Plant
Galway
Ballston Spa
Round Lake
Stillwater
Glenville
Ballston Lake
Burnt Hills
Mechanicville
Johnsonville
Valley Falls
Schaghticoke
Burrello-Mechanicville
Pattersonville
Rotterdam Junction
Mohawk Valley
Schenectady County
Mayfair
Alplaus
Rexford
Clifton Park
Melrose
Tomhannock Reservoir
Scotia
Schenectady
Rotterdam
Niskayuna
Waterford
Cohoes
Duanesburg
Albany Intl
Latham
Cropseyville
Troy
Newtonville
Colonie
Loudonville
Altamont
Guilderland
Guilderland Center
Westmere
Roessleville
Wynantskill
Poestenkill
Rensselaer County
Knox
Voorheesville
Albany
Rensselaer
West Sand Lake
Sand Lake
Averill Park
Berne
East Berne
Slingerlands
Delmar
Glenmont
Bailey Mountain
Unionville
East Greenbush
Clarksville
Feura Bush
South Albany
East Schodack
Stony Point
Brookview
South Bethlehem
Selkirk
Castleton-On-Hudson
Nassau
Rensselaerville
Westerlo
South Schodack
East Nassau
Dormansville
Brainard
Schodack Landing
North Chatham
Malden Bridge
Coeymans Hollow
Alcove
Coeymans
South Westerlo
New Baltimore
Niverville
Old Chatham
Medusa
Hannacroix
Greenville-Rainbow
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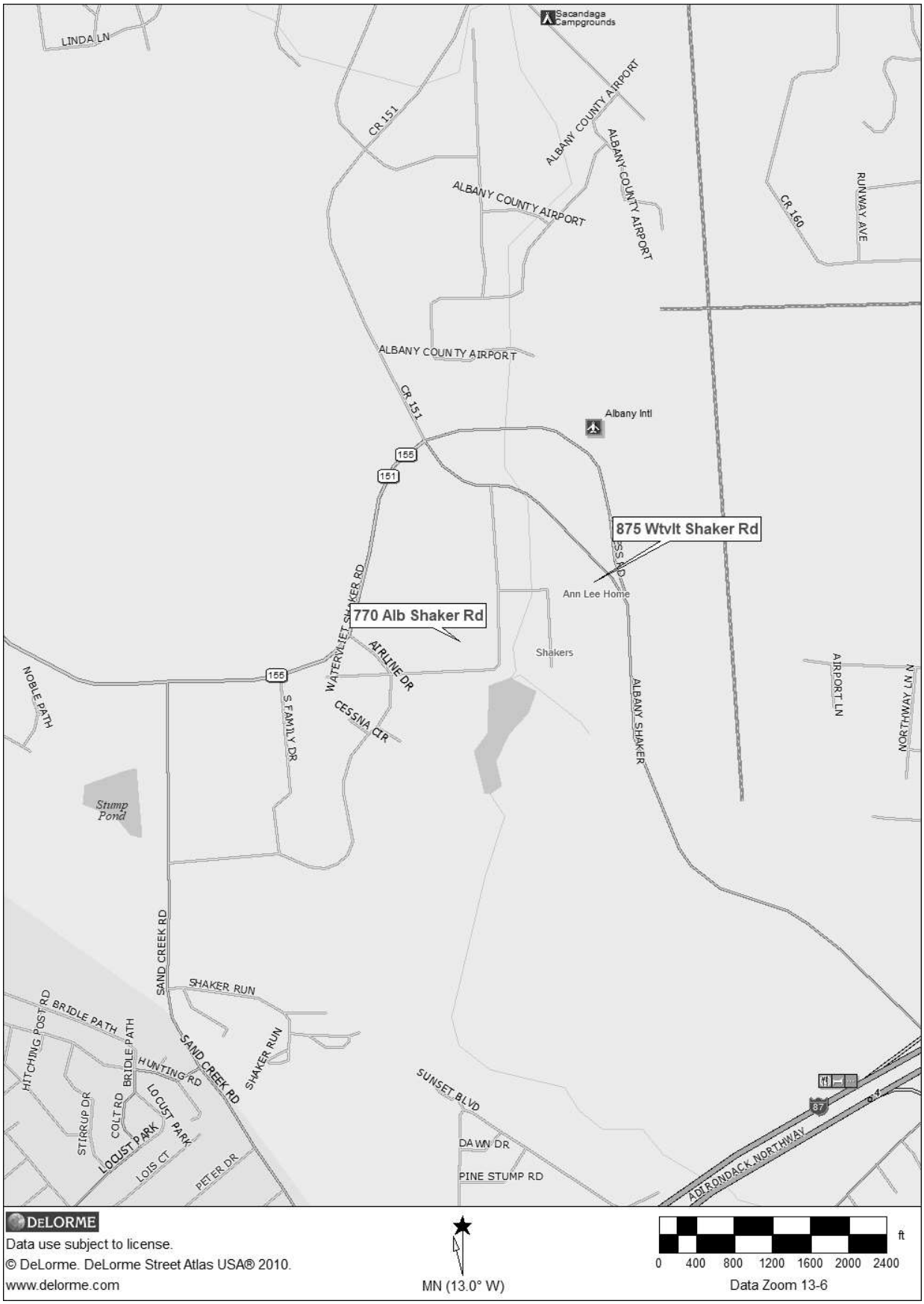
Sacandaga Campgrounds
LINDA LN
CR 151
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
ALBANY COUNTY AIRPORT
CR 160
RUNWAY AVE
ALBANY COUNTY AIRPORT
CR 151
Albany Intl
155
151
875 Wtvlt Shaker Rd
SS RD
Ann Lee Home
WATERVLIET SHAKER RD
770 Alb Shaker Rd
AIRLINE DR
Shakers
155
NOBLE PATH
S FAMILY DR
CESSNA CIR
ALBANY SHAKER
AIRPORT LN
NORTHWAY LN N
Stump Pond
SAND CREEK RD
SHAKER RUN
BRIDLE PATH
HITCHING POST RD
BRIDLE PATH
HUNTING RD
SAND CREEK RD
SHAKER RUN
SUNSET BLVD
STIRRUP DR
COLT RD
LOCUST PARK
LOCUST PARK
LOIS CT
PETER DR
DAWN DR
PINE STUMP RD
87
ADIRONDACK NORTHWAY
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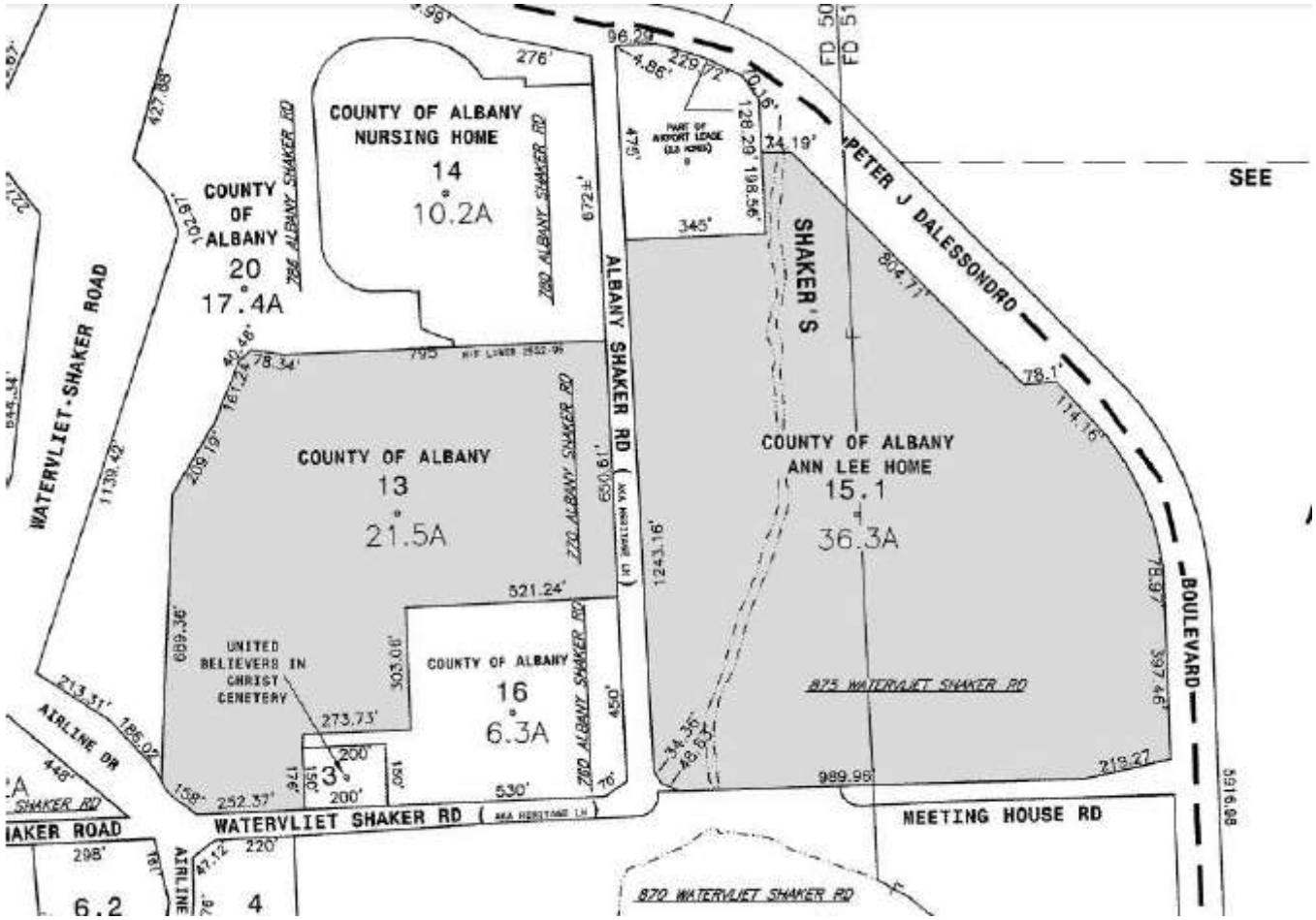
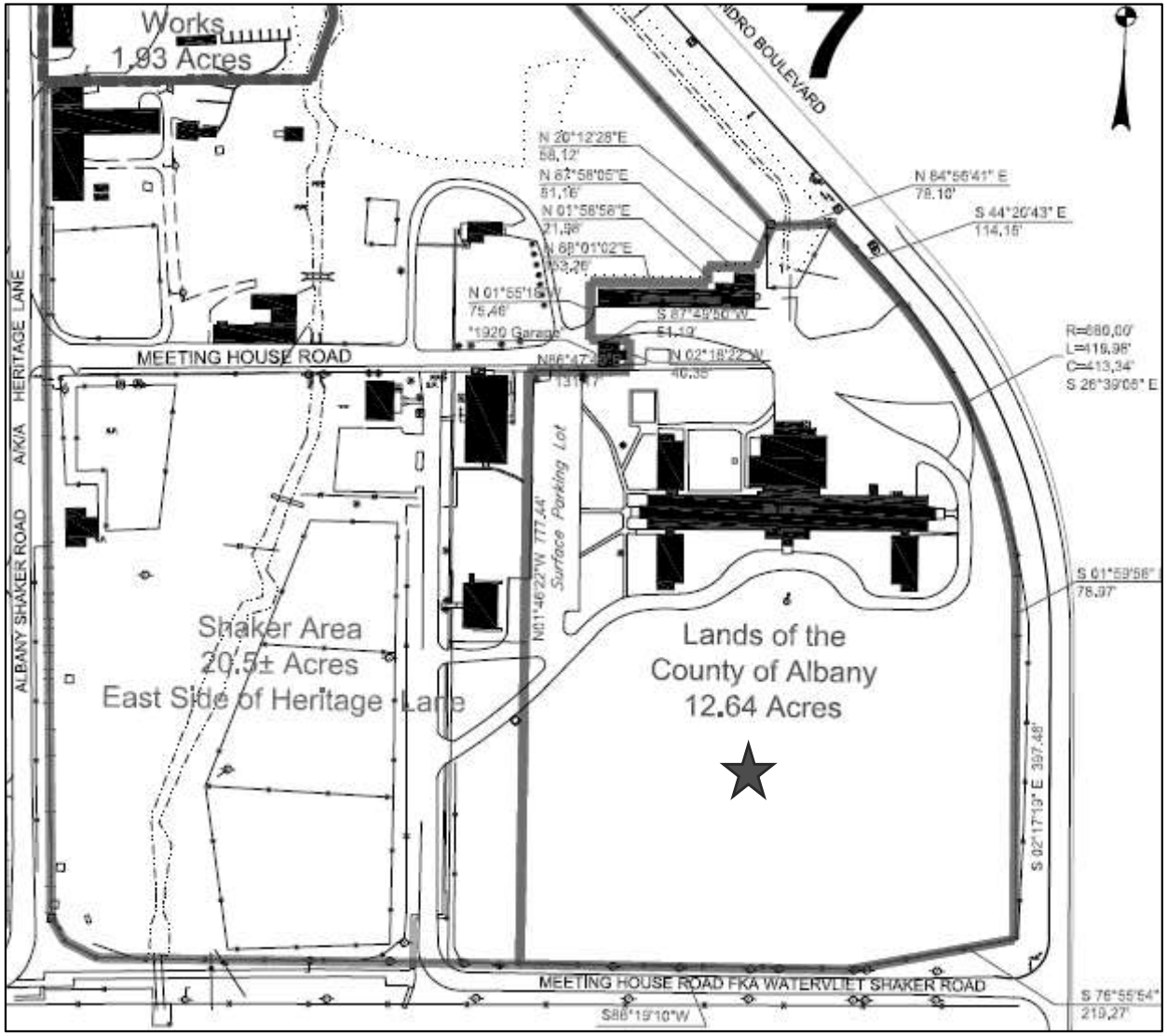

COUNTY OF ALBANY
NURSING HOME
14
10.2A
COUNTY OF ALBANY
20
17.4A
COUNTY OF ALBANY
13
21.5A
COUNTY OF ALBANY
16
6.3A
COUNTY OF ALBANY
ANN LEE HOME
15.1
36.3A
SHAKER'S
UNITED BELIEVERS IN CHRIST CEMETERY
WATERVLIET-SHAKER ROAD
ALBANY SHAKER RD
WATERVLIET SHAKER RD
MEETING HOUSE RD
PETER J DALESSONDRO BOULEVARD
AIRLINE DR
875 WATERVLIET SHAKER RD
870 WATERVLIET SHAKER RD
SEE


Works
1.93 Acres
7
N 20°12'28"E
58.12'
N 84°56'41" E
78.10'
S 44°20'43" E
114.16'
N 01°55'16" W
75.46'
*1920 Garage
S 87°49'50" W
51.13'
N 02°18'22" W
40.35'
R=680.00'
L=419.96'
C=413.34'
S 26°39'06" E
MEETING HOUSE ROAD
ALBANY SHAKER ROAD A/K/A HERITAGE LANE
Surface Parking Lot
N01°46'22"W 177.44'
S 01°59'56"
78.97'
Shaker Area
20.5± Acres
East Side of Heritage Lane
Lands of the
County of Albany
12.64 Acres
S 02°17'19" E 397.48'
MEETING HOUSE ROAD FKA WATERVLIET SHAKER ROAD
S88°19'10"W
S 76°55'54"
219.27'

Approaches to Value

Market value is defined as the most probable price at which a property will exchange in the open market between a willing buyer and seller. Another definition that is equally appropriate is the "present worth of future benefits." The purpose of any appraisal is to opine a predicted price that a knowledgeable purchaser would pay, today, for the future productivity of the property. Therefore, the appraisal process is merely a method by which the present value of future productivity is determined. The analysis requisite to making accurate opinions of market value generally relies on two interdependent processes.

Statistical Inference

- The mathematical processing of historical market data to draw inference application to present and future market prices.

Market Simulation

- Involves the construction of a real estate market "model" to evaluate those factors, which will affect price levels (e.g., supply, demand, competition).

Basically, the appraisal process is an interpretation of the body of market data and the translation of market behavior into an estimation of the value of a property.

Having concluded the highest and best use of the property, we examined appropriate market data for the purpose of selecting the appropriate approach or approaches to be used in the valuation of the property (i.e., cost approach, sales comparison approach, income capitalization approach).

The sales comparison approach is applied due to the availability of comparable sales and applicability of this approach for similar property types.

The income capitalization approach is not applied due to the subjects being vacant land and non-income producing characteristics of the properties.

The cost approach is not applied due to the older age of the improvements and difficulty in accurately estimating depreciation.

Definition - Market Value - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

---

[1] SOURCE: (12 C.F.R. Part 34.42 (g); 55 Federal Register 34696, August 24, 1990; as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

[*] SOURCE: The Appraisal of Real Estate; 14th Edition

Introduction

The sales comparison approach is a method of estimating market value whereby a property is compared with commensurate properties that have sold recently, or properties that are currently listed for sale. Sale prices are determined by supply and demand factors. When adequate data is available, this approach is typically one of the more accurate and reliable methods of estimating value for properties similar to the subject.

Recent sales of comparable properties are analyzed and adjusted to the subject property for significant items of variance. The differences in real property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, land area, building area and functional utility can account for sale price variations.

Analysis & Valuation

Comparables have been researched from the subject market. The comparable search has focused on commercial land sales within the Town of Colonie. If necessary, comparables were also researched from the expanded subject market including all of Albany County. Due to a limited amount of large acreage land sales with commercial zoning, some redevelopment sales were utilized. Redevelopment sales entail properties with improvements that have minimal or no contributory value to the land and are typically razed after purchase.

Illustrated on the following page is a summary of comparables to be used in the analysis with details in the Addendum.

Land Comparables

Comp#	Property Address	County	Zoning	Sales Date	Sale Price	Land Area (SF)	Price/SF	Land Area (ac)	Price/Acre
1	4 Sicker Rd Colonie, NY	Albany	Mixed-Use	8/29/2019	$1,100,000	312,325 SF	$3.52	7.17 ac	$153,417
2	280 Mt. Hope Dr Albany, NY	Albany	Commercial	7/26/2019	$750,000	191,664 SF	$3.91	4.40 ac	$170,455
3	85 Vista Blvd Bethlehem, NY	Albany	Commercial	3/3/2022	$770,000	175,547 SF	$4.39	4.03 ac	$191,067
4	686 Troy Schenectady Rd Colonie, NY	Albany	Mixed-Use	4/14/2022	$2,300,000	456,073 SF	$5.04	10.47 ac	$219,675
5	348 Old Niskayuna Rd Colonie, NY	Albany	Mixed-Use	2/26/2020	$1,550,000	237,838 SF	$6.52	5.46 ac	$283,883
6	265-277 Wolf Rd Colonie, NY	Albany	Airport Com	12/23/2021	$2,300,000	230,432 SF	$9.98	5.29 ac	$434,783
				Averages:	**$1,461,667**	**267,313 SF**	**$5.56**	**6.14 ac**	**$242,213**
Subject: *A Portion of* 875 Watervliet Shaker Rd Colonie, NY		Albany	Commercial Office	NA	NA	550,598 SF	NA	12.64 ac	NA

Analysis of Adjustments – 875 Watervliet Shaker Rd

Adjustments for property rights conveyed, financing, conditions of sale (motivations), and market conditions (time) are all considered but no adjustments are deemed necessary. The comparable sales involved the conveyance of fee simple property rights, typical financing terms, arm's length transactions and improving market conditions.

A downward adjustment is applied to comp 6 due to involvement in a sale/leaseback with the seller, Albany Park & Fly. Adjustments have been considered for location, land area size, shape, zoning, topography, and other physical characteristics of the land.

Conclusion - Sales Comparison Approach

Before adjustments, the comparables indicate the following measures as central tendency:

Range:	$153,417/acre - $434,783/acre
Mean:	$242,213/acre
Median:	$205,371/acre

In conclusion, some consideration is given to each of the comparables resulting in the following value conclusion.

12.64 acres @ $200,000/acre	=	$2,528,000
		$2,530,000 (R)

Land Comparables

Comp#	Property Address	County	Zoning	Sales Date	Sale Price	Land Area (SF)	Price/SF	Land Area (ac)	Price/Acre
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3	85 Vista Blvd Bethlehem, NY	Albany	Commercial	3/3/2022	$770,000	175,547 SF	$4.39	4.03 ac	$191,067
4	686 Troy Schenectady Rd Colonie, NY	Albany	Mixed-Use	4/14/2022	$2,300,000	456,073 SF	$5.04	10.47 ac	$219,675
5	348 Old Niskayuna Rd Colonie, NY	Albany	Mixed-Use	2/26/2020	$1,550,000	237,838 SF	$6.52	5.46 ac	$283,883
6	265-277 Wolf Rd Colonie, NY	Albany	Airport Com	12/23/2021	$2,300,000	230,432 SF	$9.98	5.29 ac	$434,783
				Averages:	**$1,461,667**	**267,313 SF**	**$5.56**	**6.14 ac**	**$242,213**
Subject:	770 Albany Shaker Rd Colonie, NY	Albany	Commercial Office	NA	NA	936,540 SF	NA	21.50 ac	NA

Analysis of Adjustments – 770 Albany Shaker Rd

Adjustments for property rights conveyed, financing, conditions of sale (motivations), and market conditions (time) are all considered but no adjustments are deemed necessary. The comps involved the conveyance of fee simple property rights, typical financing terms, arm's length transactions and improving market conditions.

A downward adjustment is applied to comp 6 due to involvement in a sale/leaseback with the seller, Albany Park & Fly. Adjustments have been considered for location, land area size, shape, zoning, topography and other physical characteristics of the land.

Conclusion - Sales Comparison Approach

Before adjustments, the comparables indicate the following measures as central tendency:

Range:	$153,417/acre - $434,783/acre
Mean:	$242,213/acre
Median:	$205,371/acre

In conclusion, some consideration is given to each of the comparables resulting in the following value conclusion. A lower price per acre is adopted due to the parcel's larger size.

21.5 acres @ $175,000/acre	=	$3,762,500
		$3,760,000 (R)

AS IS	*875 Watervliet Shaker*	*770 Albany Shaker*
Sales Comparison Approach	$2,530,000	$3,760,000
Income Capitalization Approach	Not Utilized	Not Utilized
Cost Approach	Not Utilized	Not Utilized
Reconciled Market Value	**$2,530,000**	**$3,760,000**

VALUE CONCLUSION

Value Scenario		Interest	Date of Value	Value Conclusion
Market Value As Is	875 Watervliet Shaker	Fee Simple	May 22, 2024	**$2,530,000**
Market Value As Is	770 Albany Shaker	Fee Simple	May 22, 2024	**$3,760,000**

Conclusion

The sales comparison approach was the sole approach used to estimate market value. Adequate market data was available to provide a reliable value estimate. The income capitalization and cost approaches were not applied due to their lesser reliability.

- **CLIENT ENGAGEMENT LETTER**
- **QUALIFICATIONS OF THE APPRAISER**

CLIENT ENGAGEMENT LETTER

GAR Associates

Real Estate Appraisal, Consulting, and Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

May 1, 2024

Mr. Michael McGuire, IAO, CCD
Director, Albany County Real Property Tax Service Agency
112 State Street, Room 1340
Albany, NY 12207
(518) 487-5292
Michael.McGuire@albanycountyny.gov

Re: Request for Appraisal of:
1.) 875 Watervliet Shaker Road *(a portion of)*
2.) 770 Albany Shaker Road
Town of Colonie, NY, Albany County
GAR Bid No.: B-24027*

Dear Mr. McGuire:

Pursuant to your request we can prepare a **"Limited Scope Appraisal Report"** providing an opinion of the market value of the real property rights associated with the above-referenced properties for a total fee of ***$7,500.*** The report would be delivered within 5 weeks from authorization to proceed.

The client is Albany County. The "intended use" of the appraisal is for internal asset management purposes. The "intended users" of the appraisal are the client and any other client-authorized users associated with the intended use stated above

Property 1 was the site of a nursing home, which has since been demolished. Only a 10-12 acre portion of the 36-acre property will be appraised.
Property 2 is 21.5 acres and was previously a park with a baseball diamond.

Attached is our standard engagement contract, which you are to sign and return along in order to formally engage us.

Information that we will need in order to complete the assignment includes the following:

- Legal surveys *(if available)*
- Map of land to be appraised at 875 Watervliet Shaker Road
- Any known easements, encroachments, or adverse environmental conditions?

Please do not hesitate to contact me if you have any questions pertaining to this proposal and thank you for considering GAR Associates for your real estate appraisal and consulting needs.

Respectfully,

GAR Associates LLC

David M. Barnett, MAI, SRA
President, Government Division

DMB:add

GAR Associates

Real Estate Appraisal, Consulting, and Software Solutions

David M. Barnett, MAI, SRA
President, Government Division

May 1, 2024

Mr. Michael McGuire, IAO, CCD
Director, Albany County Real Property Tax Service Agency
112 State Street, Room 1340
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Re: Request for Appraisal of:
1.) 875 Watervliet Shaker Road *(a portion of)*
2.) 770 Albany Shaker Road
Town of Colonie, NY, Albany County
GAR Bid No.: B-24027*

Fee: "Limited Scope Appraisal Report": ***$7,500***
50% Retainer Fee: ***waived***

Timing: 5 weeks from authorization to proceed

*When sending payment, **please be sure to note the GAR Bid Number* on the check addressed to GAR Associates LLC**. There will be a 1.5% interest charge per month on late invoices. Please note we also accept credit card as a method of payment.*

ACKNOWLEDGEMENT

The undersigned is a duly authorized representative for the properties and the requested assignment, for the intended use and agrees to be fully responsible for payment of the total fee, unless other arrangements have been made. Further, the undersigned agrees to engage GAR Associates LLC to undertake the analysis in accordance with the scope of services defined in the above listed proposal and subject to the attached limiting conditions.

Payment is due within 30 days of completion of the appraisal report, unless other prearrangements have been made.

Date: 5/1/2024 Signature: [signature]

Name (print): Michael McGuire

Title: Director of Real Property

NOTE: Please retain one copy for your files and return one signed copy to GAR ASSOCIATES LLC. Thank you.

STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the properties are marketable.
2. That the properties are free and clear of all liens.
3. That there are no encumbrances or defects of titles.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.

2. Unless otherwise stated in this report, no responsibility is assumed for subsurface soil conditions; soil conditions are presumed stable and free of any natural or man-made contaminants.

3. If improved, the buildings are assumed free of any hazardous building materials (e.g., asbestos, urea formaldehyde) unless otherwise stated in this report.

4. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

5. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the properties.

6. This appraisal was made for the purpose stated and should not be used for any other purpose.

7. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.

8. The appraiser is not required to give testimony or attendance in Court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the Appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with Appraiser at the time the knowledge becomes known or the Appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.

STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS
(continued)

9. In instances of new construction, additions, rehabilitations and remodeling of improvements, we assume compliance with State and local building codes with respect to design and construction materials.

10. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practice and the code of Professional Ethics set forth by the Appraisal Institute.

11. The use of this report is subject to the requirements of the Appraisal Institute, relating to review of its duly authorized representatives.

12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA, SRA designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the Appraiser. We are aware that the report may be submitted to individuals requesting a copy under the Freedom of Information Act.

13. MARKET VALUE is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

    (1) Buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

QUALIFICATIONS OF THE APPRAISER

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA

PRESENT OCCUPATION:

Mr. Barnett is a member and President of the Government Division and has been a full-time real estate appraiser and consultant with GAR Associates LLC since 2003, with offices at 855 NY-146, Clifton Park, New York. Mr. Barnett divides his time between multi-family housing, government projects (valuation and revaluation), commercial real estate fee appraisal reports and tax certiorari appraisal reports.

EDUCATION:

State University of New York at Fredonia
Bachelor of Science in Business Administration
Management Information Systems

APPRAISAL COURSES/SEMINARS ATTENDED AND SUCCESSFULLY COMPLETED:

Mr. Barnett has attended numerous courses and seminars, most of which were provided through the Appraisal Institute, pertaining to many aspects of real estate and business valuation, and consulting between 2003 and the present. The courses included the required curriculum of both the Appraisal Institute and New York State required for the New York State General Appraiser Certification.

Continuing education courses have included standards of professional appraisal practice and business practice & ethics on a routine basis. Some of the seminar topics included business practice, discounted cash flow analysis, forecasting revenues and operating expenses related to income property valuation, green building architecture and standards, and numerous others.

CERTIFICATIONS:

New York State Certified General Real Estate Appraiser - Certificate No. 46-50315
North Carolina Certified General Real Estate Appraiser - License No. A8708
South Carolina Certified General Real Estate Appraiser - License No. 8218
Pennsylvania Certified General Real Estate Appraiser - License No. GA004690

SUPERVISORY APPRAISER:

Mr. Barnett is approved as a qualified supervisory appraiser by the New York State Department of State.

PROFESSIONAL DESIGNATION:

MAI and SRA Awarded by the Appraisal Institute

PROFESSIONAL TERRITORY COVERED:

Mr. Barnett has appraised property throughout New York State, including the Counties of Albany, Chautauqua, Chemung, Columbia, Erie, Essex, Genesee, Montgomery, Monroe, Nassau, Niagara, Oneida, Onondaga, Orange, Putnam, Rensselaer, Saratoga, Schenectady, Seneca, Steuben, Sullivan, Suffolk, Ulster, Warren, Washington, Wayne, Westchester and lastly, Chittenango County in Vermont.

PROPERTY TYPES APPRAISED:

Appraisal work includes a wide range of vacant land, improved commercial, office, retail, industrial, mixed-use, single and multi-family residential property types. Also performs various duties including data collection, sales verification, analysis, valuation modeling and senior management tasks related to mass appraisal projects. For the past 8 years, Mr. Barnett has managed all Assessment and Government Services projects and serves as lead valuation analyst for all property types.

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

PARTICIPATED IN MARKET ANALYSIS and APPRAISAL PROJECTS FOR:

HUD Lenders
Private Developers/Owners
Government Agencies
Tax Credit Syndicators

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

GAR Associates Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, GAR Associates completes between 70 and 100 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- Proposed developments using Low-Income Housing Tax Credits.
- Market studies in conjunction with proposed market rate housing projects.
- Senior specific as well as family developments.
- Market studies required under the HUD MAP guidelines.
- Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.
- Real estate appraisals for all types of multi-family and residential housing.

CLIENTS:

Clients include a variety of lending institutions, mortgage brokers, municipalities, government agencies, attorneys and private users.

WORK EFFORTS – MASS APPRAISAL PROJECTS:

GAR Associates (GAR) was founded in 1961. We have a long history of providing full assessment services throughout New York State. In the early 1970's, NYS established standard procedures and systems on the State's first reassessment effort. GAR worked with New York State to establish those procedures and practices. Since that time, GAR has worked closely with all of the stakeholders in the real property assessment arena to enhance the assessment process. We combine a broad-range of experience with specialized knowledge of the real estate market, reflecting over one hundred fifty years of accumulated experience. We have extensive experience in data collection utilizing the latest technology, modeling and valuation of real estate in New York. GAR has a long history of providing reassessment and support services to municipal clients ranging from small to large towns and cities.

- Supervised successful comprehensive data collection and verification projects to various municipalities across New York State;
- Assisted New York State municipalities with expert testimony in litigation and court cases;
- Provided full scale valuation services for residential, commercial and unique/highly complex properties to various municipalities across New York State;
- Assumed the role of liaison between assessors' offices and town Administrators;
- Developed and managed innovative municipal wide public information and taxpayer training programs to educate property owners on the property assessment process; and
- Created and deployed custom on-line assessment systems, applications and programs instrumental in automating and improving the efficiency of multiple New York State assessment offices.

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

MASS APPRAISAL PROJECTS COMPLETED:

Town of Bethlehem, Albany Co., NY
Town of Ellicottville, Cattaraugus Co., NY
Town of French Creek, Chautauqua Co., NY
City of Jamestown, Chautauqua Co., NY
Town of Mina, Chautauqua Co., NY
Town of Sherman, Chautauqua Co., NY
Town of Gallatin, Columbia Co., NY
City of Hudson, Columbia Co., NY
Town of Stuyvesant, Columbia Co., NY
Town of Alden, Erie Co., NY
Town of Amherst, Erie Co., NY
Town of Clarence, Erie Co., NY
Town of North Elba, Essex Co., NY (Commercial Project)
City of Johnstown, Fulton Co., NY
City of Batavia, Genesee Co., NY
Town of Florida, Montgomery Co., NY
City of Lockport, Niagara Co., NY
Town of Lockport, Niagara Co., NY
Town of Cicero, Onondaga Co., NY
Town of Salina, Onondaga Co., NY (Commercial Project)
Town of Carmel, Putnam Co., NY
Town of East Greenbush, Rensselaer Co., NY
Town of Hoosick, Rensselaer Co., NY
Town of Sand Lake, Rensselaer Co., NY
Town of Schodack, Rensselaer Co., NY
City of Troy, Rensselaer Co., NY
Town of Malta, Saratoga Co., NY
Town of Moreau, Saratoga Co., NY
Town of Stillwater, Saratoga Co., NY
Town of Waterford, Saratoga Co., NY
Town of Niskayuna, Schenectady Co., NY
Town of Rotterdam, Schenectady Co., NY
Town of Covert, Seneca Co., NY
Town of Bath, Steuben Co., NY
City of Corning, Steuben Co., NY
Town of Forestburgh, Sullivan Co., NY
City of Kingston, Ulster Co., NY
Town of Saugerties, Ulster Co., NY (Commercial Project)
Town of Mamaroneck, Westchester Co., NY

GAR ASSOCIATES LLC
APPRAISAL QUALIFICATIONS OF:
DAVID M. BARNETT, MAI, SRA
(continued)

WORK EFFORTS – MULTIPLE FAMILY HOUSING:

Recent work efforts undertaken pertaining to a variety of multiple family and senior specific housing projects are outlined below:

Location:	*Type of Project*	*Report Type*
New Windsor, Orange Co., NY	Tax Credit Senior	Market Study/ Appraisal
Wallkill, Orange Co., NY	Tax Credit Family/Special Needs	Market Study/ Appraisal
Troy, Rensselaer Co., NY	HUD 236/Tax Credit Senior	Market Study/ Appraisal
Newark, Wayne Co., NY	Market Study Special Needs	Market Study
Cohoes, Albany Co., NY	Tax Credit Family/HUD Section 8	Market Study/ Appraisal
Glenmont, Albany Co., NY	Tax Credit Senior	Market Study
Watervliet, Albany Co., NY	HUD 236	Rent Comp Study
Woodstock, Ulster Co., NY	Tax Credit Family/ Tax Credit Senior	Market Study
Hempstead, Nassau Co., NY	Tax Credit Senior	Market Study
Hudson Falls, Washington Co., NY	Tax Credit Senior	Market Study
Troy, Rensselaer Co., NY	Market Value	Appraisal
Colonie, Albany Co., NY	Impact Analysis	Market Study
Halfmoon, Saratoga Co., NY	Tax Credit Senior	Market Study
New Hartford, Oneida Co., NY	Market Value	Appraisal
Hoosick, Rensselaer Co., NY	Market Support	Market Study
Essex, Chittenango Co., VT	Tax Credit Family	Appraisal
Warwick, Orange Co., NY	Tax Credit Senior	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Appraisal
Clifton Park, Saratoga Co., NY	Tax Credit Family/Market Rate	Appraisal

Appraisal Institute®

Professionals Providing Real Estate Solutions

This certifies that

David M. Barnett

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President, and the Corporate Seal to be hereunto affixed on this **14th** day of **June 2021**.

Rodman Schley

President

This certificate is the property of the Appraisal Institute and must be returned to the Chief Executive Officer upon termination of membership.

Appraisal Institute®

Professionals Providing Real Estate Solutions

This certifies that

David M. Barnett

has been admitted to membership as an

SRA Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President, and the Corporate Seal to be hereunto affixed on this **16th** day of **March 2020**.

President

This certificate is the property of the Appraisal Institute and must be returned to the Chief Executive Officer upon termination of membership.

UNIQUE ID NUMBER
46000050315

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1530167

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
08	26	22

EXPIRATION DATE

MO.	DAY	YR.
08	25	24

BARNETT DAVID M
C/O QAR ASSOCIATES LLC
632 PLANK RD STE 203
CLIFTON PARK, NY 12065

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROBERT J. RODRIGUEZ
SECRETARY OF STATE

DOS-1088 (Rev. 3/01)

PREPARED FOR:

Albany County Industrial Development Agency
111 Washington Avenue, Suite 100
Albany, NY 12210

Economic and Fiscal Impact

NEW YORK ARMY NATIONAL GUARD

Albany County
Industrial Development Agency

AUGUST 9, 2024

PREPARED BY:

camoin associates

PO Box 3547
Saratoga Springs, NY 12866
518.899.2608
www.camoinassociates.com

ABOUT THE STUDY

The Albany County Industrial Development Agency retained Camoin Associates to measure the potential economic and fiscal impacts of a project proposed by the New York State Army National Guard. The New York State Army National Guard is proposing to construct a new 140,000-square-foot armory for the New York Army National Guard's 42nd Infantry Division Headquarters.

This analysis aims to provide a complete assessment of the total economic, employment, and tax impacts of the project on Albany County that result from the construction phase and on-site operations, including the impact of assembly weekends and workshops/seminars.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the New York Army National Guard and included the following data points: construction spending, operating spending, and new on-site activity.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

STUDY INFORMATION

Data Source:
New York State Division of Military and Naval Affairs

Geography:
Albany County

Study Period:
2023

Modeling Tool:
Lightcast

DIRECT IMPACTS

This initial round of impacts is generated as a result of spending on construction and operations.

INDIRECT IMPACTS

The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services.

INDUCED IMPACTS

Impacts that result from spending by facility employees and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the County on food, clothing, and other goods and services.

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FISCAL IMPACT ANALYSIS 6

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EXECUTIVE SUMMARY

The Advance Albany County Alliance (Alliance) has been working with the NYS Division of Military & Naval Affairs on a request for twenty acres of land to be provided to the New York Army National Guard (the Applicant) for the construction of a 140,000-square-foot armory (the Project). The Project proposed by the Applicant entails constructing a new modern facility that would be the site for full-time active duty personnel, monthly assembly weekends, and regular workshops/seminars. The Albany County IDA commissioned Camoin Associates to conduct an economic and limited fiscal impact of the Project on Albany County (the County).

This study analyzes the impact the Project will have on the county economy and local municipal revenues, net of any economic activity that would occur even if the Project were not completed. The 60 jobs, associated assembly activity, and workshops/seminars are considered net new to Albany County due to the Project. This study analyzes the impact of net new jobs and spending on the county economy and municipal revenue sources.

The following is a summary of our findings from this study, with details in the following sections.

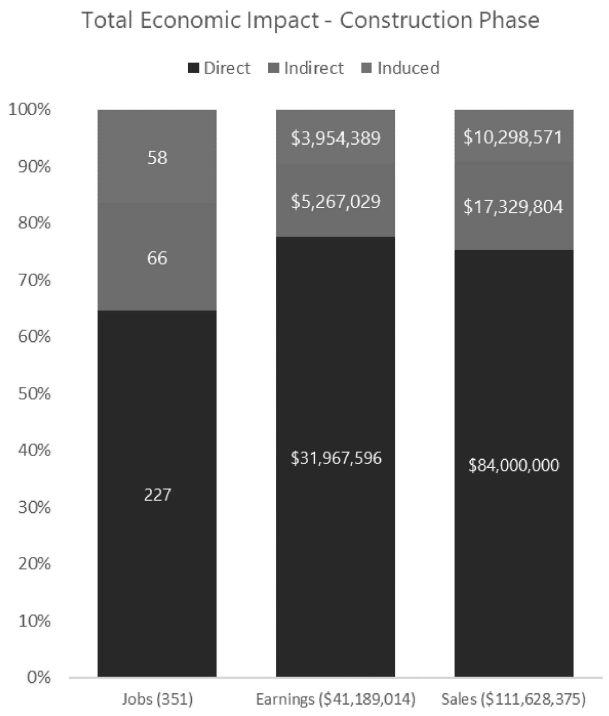
Table 1

Summary of Benefits to County	
Construction Phase	
Total Jobs	351
Direct Jobs	227
Total Earnings	$41,189,014
Direct Earnings	$31,967,596
One-Time Sales Tax Revenue to County	**$288,323**
Annual Impact	
Total Jobs	203
Direct Jobs	82
Total Earnings	$18,441,122
Direct Earnings	$7,450,425
Annual Sales Tax Revenue to County	**$129,088**

Construction Impact

- The construction associated with the Project would result in approximately 227 new direct construction jobs generating $32 million in direct new earnings on-site and an additional 124 indirect and induced jobs with $9.2 million in earnings. Figure 1, to the right, displays more details on the economic impacts of construction.
- Sales associated with the earnings generated during the construction phase would be taxed, generating sales tax revenue for the County. Sales tax associated with the construction phase of the Project is estimated to contribute approximately $288,000 to the County.

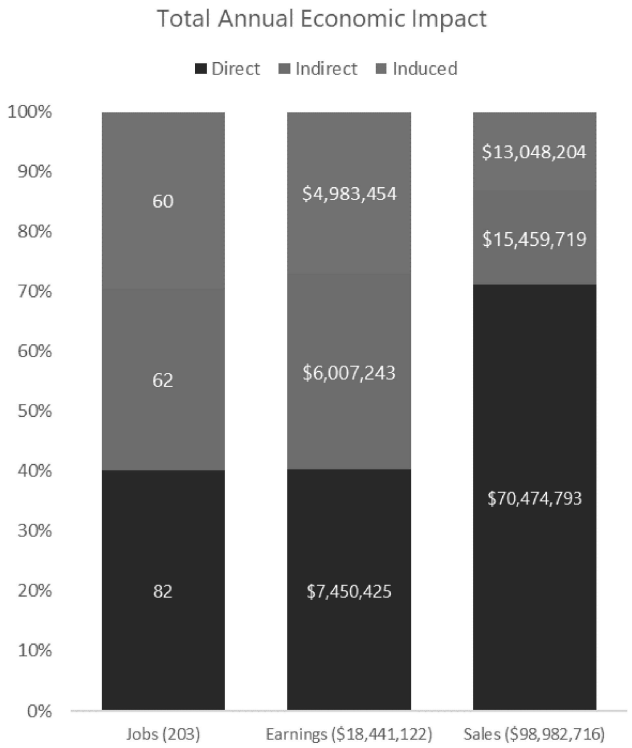
Figure 1



Annual Impact

- Upon full build-out, the Project will generate 60 direct on-site jobs for full-time Soldiers and employees.
- The facility is planned to host 500 part-time soldiers throughout the year for assembly weekends and two-week trainings, for a total of 19,000 assembly days per year. This on-site activity will generate economic impact through lodging, food, and transportation spending in Albany County.
- The facility is also planned to host 200 Soldiers and contractors for eight three-day workshops/seminars. This on-site activity will generate economic impact through lodging, food, and transportation spending in Albany County.
- In total, the Project would support 203 ongoing annual jobs in the county, with $18.4 million in associated earnings. Figure 2 summarizes the Project's annual economic impact.
- Sales associated with the on-site operations are estimated to generate $129,000 in sales tax revenue for the County annually.
- The property is currently not generating any property tax and will continue to be non-taxable if the Project occurs.

Figure 2



ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated during the construction phase and Project operation, as provided by the Applicant, were used as the direct inputs for the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the county and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Albany County economy. This is captured in the indirect and induced impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

CONSTRUCTION PHASE IMPACTS

The Applicant anticipates that construction of the Project would cost over $120 million and last between 24-30 months. The Applicant assumes that 70% of the construction spending would be sourced from within the county, representing $84 million in net new spending in the county associated with the construction phase of the Project.

Table 2

Construction Phase Spending - County	
Total Construction Cost	$120,000,000
Percent Sourced from County	70%
Net New Construction Spending	**$84,000,000**

Source: Applicant, Camoin Associates

Based on $84 million worth of net new direct spending associated with the Project's construction phase, Camoin Associates determined that there would be over $111.6 million in total one-time construction-related spending supporting 351 jobs throughout the county and $41.2 million in earnings. Table 3 outlines the economic impacts of construction.

Table 3

County Economic Impact - Construction Phase

	Jobs	Earnings	Sales
Direct	227	$31,967,596	$84,000,000
Indirect	66	$5,267,029	$17,329,804
Induced	58	$3,954,389	$10,298,571
Total	**351**	**$41,189,014**	**$111,628,375**

Source: Lightcast, Camoin Associates

IMPACTS OF ON-SITE EMPLOYMENT

Based on the Applicant, Camoin Associates assumes there will be approximately 60 full-time Soldiers and employees onsite upon completion. Using these estimated jobs as direct inputs into the model, Lightcast was used to calculate the economic impacts of the on-site activity. Table 4 details the impact that the on-site activity will have on Albany County in terms of employment, earnings, and sales.

Table 4

County Economic Impact - On-Site Employment (Full Time Soliders and Employees)

	Jobs	Earnings	Sales
Direct	60	$6,780,000	$67,632,881
Indirect	57	$5,658,276	$14,474,973
Induced	58	$4,847,430	$12,693,934
Total	**175**	**$17,285,706**	**$94,801,788**

Source: Lightcast, Camoin Associates

IMPACTS OF ON-SITE VISITATION

Assembly Activity

Based on information provided by the Applicant, it is expected that 500 part-time Soldiers will come to the Project for 1 weekend a month (24 days a year) and two weeks a year (14 days) for a total of 38 days per year. That is a total of 19,000 days (500*38 = 19,000). During the time in Albany County, the New York Army National Guard will cover some expenses, such as lodging and some food, but otherwise, the Soldiers are expected to cover the expenses. The other food spending is based on the current federal per diem rate for Albany County of $114.00 per day[1] and assumes half of that is spent per day in the area. Transportation spending assumes that all the soldiers fill up, on average, eight gallons of gas each time they come to the area (12 weekends a month plus two weeks a year for a total of 13 trips).

Workshops/Seminars

Based on information from the Applicant, it is expected that 200 Soldiers and contractors will come to the Project for eight three-day workshops/seminars throughout the year. That is a total of 4,800 days per year (200*8*3 =4,800). The lodging, food expenses, and transportation costs for these individuals would not be covered by the Applicant. Similar assumptions were made for these attendees as were made for the Assembly Weekend attendees. Lodging expenses are assumed to be for two nights per attendee per workshop/seminar at $150 per night, food expenses are expected to be 100% of Albany County federal per diem rate of $114 for each day of the workshop/seminar, and gas expenses are expected to be 8 gallons for each seminar weekend at $3.19 per gallon.

[1] Source: https://www.gsa.gov/travel/plan-book/per-diem-rates/per-diem-rates-results?action=perdiems_report&fiscal_year=2024&state=&city=&zip=12084

The following table details the lodging and catering spending provided by the Applicant and the other food and transportation spending assumptions that Camoin Associates calculated.

Table 5

Sales During Assembly Weekend			
Lodging Spending	$	305,000	Provided by Applicant
Catering Spending	$	220,000	Provided by Applicant
Other Food Spending*	$	1,083,000	Assumes 50% of the Albany County per diem rate for each day in the area ($114 * 50% * 19,000)
Transportation**	$	165,880	Assumes each solider fills 8 gallons of gas at $3.19 per gallon for each trip made (8*$3.19*500*13)
SubTotal	$	1,773,880	
Sales During Workshops/Seminars			
Lodging Spending***	$	480,000	Assumes two hotel nights per three day workshop/seminar at $150 per night. (8*2*200*$150)
Food Spending****	$	547,200	Assumes 100% of Albany County per diem rate for each day in the area ($114*100%*4,800)
Transportation*****	$	40,832	Assumes each attendee fills 8 gallons of gas at $3.19 per gallon for each trip made (8*$3.19*200*8)
SubTotal	$	1,068,032	
Total New Spending	**$**	**2,841,912**	

Source: Applicant, Camoin Associates, US General Services Administration

The spending detailed above was used in the model to determine the economic impact of the assembly weekends and workshops/seminars. Table 6 shows the impact of the $2.8 million in additional spending in Albany County.

Table 6

County Economic Impact - On-Site Visitation

	Jobs	Earnings	Sales
Direct	22	$670,425	$2,841,912
Indirect	5	$348,967	$984,747
Induced	2	$136,024	$354,269
Total	**28**	**$1,155,416**	**$4,180,928**

Source: Lightcast, Camoin Associates

TOTAL ECONOMIC IMPACT

Table 7 shows the total economic impact of the Project on Albany County by combining the annual impact of on-site employment and the annual impact of on-site visitation.

Table 7

County Total Annual Economic Impact

	Jobs	Earnings	Sales
Direct	82	$7,450,425	$70,474,793
Indirect	62	$6,007,243	$15,459,719
Induced	60	$4,983,454	$13,048,204
Total	**203**	**$18,441,122**	**$98,982,716**

Source: Lightcast, Camoin Associates

FISCAL IMPACT ANALYSIS

In addition to the project's economic impact on the local economy (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completion of the Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

PROPERTY TAX

The parcel currently generates zero dollars in property tax and will continue to be nontaxable upon full build-out.

SALES TAX REVENUE

SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (described in the above section) would lead to additional sales tax revenue for the County. It is assumed that 70% of the construction phase earnings would be spent within Albany County and that 25% of those purchases would be taxable.[2]

Table 8

One-Time Sales Tax Revenue, Construction Phase	
Total New Earnings	$41,189,014
Amount Spent in County (70%)	$28,832,310
Amount Taxable (25%)	$7,208,077
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$288,323**

Source: Albany County IDA, Camoin Associates

As a result of the employment in the construction phase, the County would receive approximately $288,000 in new sales tax revenue from the economic impacts of construction.

[2] A retail leakage analysis of Albany County suggests that a vast majority of the goods and services that employees will be purchasing are available within the county (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third-party proprietary retail spending data, 70% is a reasonable assumption for the amount of in-county spending. (Source: Esri Business Analyst Retail Market Profile).

SALES TAX REVENUE – ONSITE EMPLOYMENT, ASSEMBLY ACTIVITY, AND WORKSHOPS/SEMINARS

The earnings generated by on-site jobs that will result from building occupation at the Project (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the County. It is assumed that 70% of the earnings would be spent within Albany County and that 25% of those purchases will be taxable. Table 9 displays the county's annual tax revenue.

Table 9

Annual Sales Tax Revenue, On-Site Operations and Activity	
Total New Earnings	$18,441,122
Amount Spent in County (70%)	$12,908,785
Amount Taxable (25%)	$3,227,196
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$129,088**

Source: Albany County IDA, Camoin Associates

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial "change in final demand." To understand the meaning of "change in final demand," consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells $1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is $1 million because dollars are flowing in from outside the United States and are, therefore, "new" dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the "Direct Effects" of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer's vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e., sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy, and some will "leak out." What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will "leak" out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the "Indirect Effects" of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial $1 million of new money (i.e., Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the "multiplier effect" and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar ($1) of change in final demand, an additional $1.40 of indirect economic activity occurs for a total of $2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e., how the "local economy" is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the $1 million of widgets being purchased by Canadians is not causing total North American demand to increase by $1 million. Presumably, those Canadian purchasers will have $1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many "new" dollars the producer would be causing to occur domestically.

ABOUT CAMOIN ASSOCIATES

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

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