

City of Albany
INDUSTRIAL DEVELOPMENT AGENCY
Activity Report 2007- 2008

The City of Albany IDA (CAIDA) is a powerful economic development tool for leveraging large-scale community and business development projects. The

CAIDA is a vehicle for delivering unique benefits to make project costs more competitive. The program serves for-profit and non-profit enterprises, including civic facilities.

CAIDA's mission is to encourage investment and job creation and retention within the City of Albany. By an act of the New York State Legislature, CAIDA was created in 1974 as a Public Benefit Corporation. The City of Albany IDA is governed by a seven member board who meet regularly to conduct agency business.

The staff of the Albany Local Development Corporation (ALDC) administer the CAIDA program and work to guide projects through the process from inducement to closing.

Services

Low-Cost Financing through Industrial or Civic Facility Bonds

The City of Albany Industrial Development Agency offers business financial incentives in the form of tax-exempt and taxable bonds and IDA straight-lease transactions to cover the cost of construction, rehabilitation, and equipping for a wide range of civic, housing, commercial and industrial projects. CAIDA participates in a project by taking title to or a leasehold interest in the real property and/or equipment of the project and assisting with financing by bonds and/or the provision of tax exemptions.

Tax Savings

Projects undertaken by CAIDA are exempt from sales tax on supplies and materials during the construction phase of the project as well as mortgage recording taxes. Real property tax abatements may also be available. These benefits offer CAIDA applicants both immediate and long-term savings for eligible projects.

Impact

The City of Albany Industrial Development Agency is an effective and results driven economic development program that leverages private investment and generates new and expanded job opportunities. Since 2003, the Albany IDA provided financing assistance for 37 projects that leveraged more than \$626 million in investment in new and expanding facilities in the City of Albany.

In particular, 2007 and 2008 have been record-setting years for project development. One of the State's largest construction projects, St. Peter's Hospital, utilized the City of Albany IDA for project financing assistance. During these five (5) years, the Albany IDA has assisted with the creation and retention of more than 3,000 jobs in the City. Job retention and creation activity is collected annually for reporting purposes.

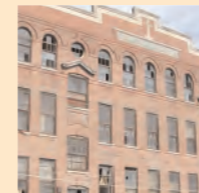
Community & Economic Development Support



Economic Development Support CAIDA supports the ALDC's execution of Mayor Jennings vision: Capitalize Albany. The City's economic development strategy identifies priority projects & programs designed to materially improve the quality of life for residents, businesses & visitors.



Downtown Development Fund A direct recommendation of Capitalize Albany, this \$250,000 grant supports the establishment of a strategic loan fund to promote & enhance downtown business and residential development and to serve increased business attraction & building occupancy.



Strategic Property Acquisition Fund This \$500,000 grant, a direct recommendation of Capitalize Albany will be used to establish a strategic property acquisition fund, administered by the City's newly-created Division of Neighborhood Revitalization.



Albany Plan This grant supports the City's summer youth employment program. The youth employment program is a component of the Block-By-Block initiative & helps to support neighborhood revitalization.



Albany Visitor's Center Support This grant supports the operation of the City's Visitor's Center. The Center attracts approximately 30,000 - 34,000 visitors annually and provides a variety of school programs and tours.



Albany Water Board This \$500,000 grant supports the Water Board. These funds will be utilized to match a New York State Department of Environmental Conservation grant for the development of the Long Term Control Plan (LTCP) associated with sewer outflows to the Hudson River.



Arbor Hill Community Center CAIDA provides ongoing support for the operations of the AHCC. This dynamic Center, in one of the City's neighborhood revitalization areas, offers after-school and summer programs for youth and activities for seniors.



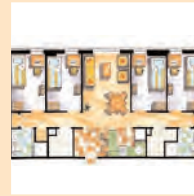
The IDA works hand-in-hand with the City of Albany and Mayor Gerald D. Jennings to ensure each project's success

2007-08 Project Highlights

Cover photo: Construction of the Massry Center for the Arts at The College of St. Rose



The College of St. Rose Massry Center for the Arts The project, as well as renovations for other campus facilities, was funded by the issuance of Civic Facility Bonds in the amount of \$40,600,000. Additionally, a portion of the proceeds refinanced the Series 2001A bonds.



Collegiate Housing Foundation Holland Suites I and II CAIDA issued Civic Facility Bonds in the amount of \$13,110,000 & \$7,815,000, respectively for the renovation of an office building into student housing to provide 290 new beds for the Albany College of Pharmacy & Health Sciences.



Brighter Choice Schools \$18,490,000 of Civic Facility Bonds were issued for the renovation of a 10,400 sq. ft. Charter School for girls and the construction of a new 41,380 sq. ft. school for boys. This project will create a total of 19 new jobs.



Central Vet This \$1,075,910 renovation and expansion project of the Central Avenue Veterinary Hospital allowed for expansion and addition of services. These services included such things as crates, surgery tables, upgraded x-ray & dental equipment plus the creation of six new jobs.



Albany Law School Civic Facility Bonds were issued in the amount of \$19,065,000 of which \$16,760,000 refinanced previous CAIDA bonds issuances from 1999 and 2000. The remaining proceeds financed the acquisition of 4.12 acres of land on the University Heights campus.



Albany Medical Center \$12,535,000 in bonds were issued, which supports several different projects at the Albany Medical Center's South Campus, including reclaiming licensed beds, expanding cardiac labs & renovations for future expansion. These projects enhance AMC's services to the Capital Region.



Teresian House \$13,545,000 in Civic Facility Bonds were issued to the Teresian House, a 300 bed nursing facility. Proceeds from the bonds were used to refinance existing debt, allowing for the retention of nearly 600 jobs while adding approximately five new positions.



Living Resources CAIDA issued Civic Facility Bonds in the amount of \$7,645,000 to facilitate the acquisition of land & construction of a new headquarters building consisting of approximately 54,000 square feet. The project will culminate in the creation of 25 new jobs.



True North Albany This straight lease project facilitated the renovation of a vacant nursing home into a Marriott Towne Place Suites Hotel. The project, which is located in a depressed census tract, would make it a visitor destination location. The project will create 25 new jobs.



Arbor Hill 3B CAIDA issued bonds totaling \$3,200,000 to be utilized for the construction of 13 housing units in a revitalization plan area of the City of Albany. The project would provide affordable housing & the creation of approximately three jobs.



22 New Scotland Avenue This \$15,200,000 project enabled the construction of a 77,700 sq. ft. medical office building that will include offices for Albany Medical Center & is a vital first step in their \$360 million expansion plan. Adjacent to Park South, this project will connect the walkable streetscape from AMC into the neighborhood.



St. Peter's Hospital A multi-phase project consisting of the construction of new medical and non-medical space, parking garage, and renovations to the existing facilities with CAIDA bonding of \$229 million.



Albany College of Pharmacy & Health Sciences This \$7,200,000 project provided financing for the purchase of land and a building on the University Heights campus to allow for growth in the Pharmaceutical Sciences Department.

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