

WILLIAM M. CLAY  
CHAIRMAN  
ANTON DRESLIN  
TRAVON T. JACKSON  
MARLENE MCTIGUE  
PAUL NYLIN  
MICHAEL PAPARIAN  
WILLIAM MURPHY



ALBANY COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

COUNTY OFFICE BUILDING  
111 WASHINGTON AVE  
SUITE 100  
ALBANY, NEW YORK 12207-2021  
(518) 447-7707

## AGENDA

Wednesday January 3<sup>rd</sup>, 2024, at 5:30 p.m.  
111 Washington Ave Suite 100, Albany NY 12210

1. Welcome William Clay, Chairman
2. Roll Call for record William Clay, Chairman
3. Reading and approval of 11/1/2023 Meeting Minutes William Clay, Chairman
4. CFO Report Amy Thompson, CFO
5. CEO Report Kevin O'Connor, CEO
6. Ongoing Business:
  - a. Banking RFP Amy Thompson, CFO
  - b. Website RFP Rosemary McHugh, AACA
7. New Business:
  - a. Resolution - Housekeeping (action item) A. Joseph Scott, Esq.
  - b. Camoin Economic Impact Proposal Kevin O'Connor, CEO
  - c. Regeneron Economic Impact Statement Kevin O'Connor, CEO
  - d. Local Labor Policy A. Joseph Scott, Esq.
  - e. Plug Power update Kevin O'Connor, CEO
  - f. TJA-NY-Switzkill-Proposed Solar Project A. Joseph Scott, Esq.
8. Public Comments
9. Open Discussion All Board Members
  - a. 2024 Meeting Dates
  - b. February NYEDC Conference
10. Executive Session (if necessary) William Clay, Chairman
11. Adjournment William Clay, Chairman

**ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING MINUTES  
November 1, 2023**

The monthly Board Member meeting of the Albany County Industrial Development Agency (ACIDA) was held on Wednesday, November 1, 2023, at 5:30 o'clock pm, immediately following the Albany County Industrial Development Agency Audit Committee Meeting.

Attending

Michael Paparian, Treasurer; Paul Nylin, Member; Marlene McTigue, Member, William Murphy, Member.

Also Present

Kevin O'Connor, Chief Executive Officer; Amy Thompson, Chief Financial Officer; Rosemary McHugh, Economic Development Coordinator, Albany County Alliance; Lucas Rogers, Albany County, Shannon Wagner and Christopher Canada, Hodson & Russ; Brian Marsh and Megan Grenier, Village of Menands; Kyle Cherry, Regeneron; Courtney Jaskula, BOE Menands Central School District; Jennifer Cannavo Superintendent of Menands Central School District; Stephanie Mumford, Teal, Becker & Chairamonte, CPA's PC (virtual).

Excused

William Clay, Chairman; Anton Dreslin, Asst. Secretary; and Travon Jackson, Member

Call to Order

The Albany County Industrial Development Agency Audit Committee Meeting was called to order by acting Chairman, Michael Paparian at 5:30 pm.

Roll Call

Attendance was called, and noted quorum was present.

Audit Committee Report

Stephanie Mumford of Teal, Becker and Chairamonte, CPA's PC presented the layout for the upcoming audit via Microsoft Teams. The Audit Engagement letter will be shared at a future date and the team lead will be Christina Gerasia. The audit strategy will consist of a risk assessment, review of financial statements, analytical review of financial statements, control environments and assessment of quantitative/qualitative data.

Acting Chairman, Michael Paparian informed the Board the updated Audit Committee will be announced at the December Board Meeting. No further action was taken.

Acting Chairman, Michael Paparian asked for a motion to convene the audit report and move onto the regular Board Meeting.

Motion by Marlene McTigue and Seconded by Paul Nylin

Vote: Motion adopted (4-0)

#### Call to Order

The ACIDA Meeting was called to order by acting Chairman, Michael Paparian at 5:40 pm.

#### Roll Call

Attendance was called, and noted quorum was present.

#### Approval of the Meeting Minutes

Acting Chairman, Michael Paparian asked for a motion to approve the minutes of October 4, 2023 monthly meeting as presented.

Motion by Marlene McTigue and Seconded by Paul Nylin

Vote: Motion was adopted (4-0)

#### Chair Report

None.

#### Finance

Amy Thompson presented the financial report for September 2023.

Motion by William Murphy and Seconded by Paul Nylin.

Vote: Resolution was adopted (4-0).

#### Unfinished Business

Recommendations regarding appointments of committee members. No action was taken. A Resolution for the new appointments will be presented at the next meeting.

#### New Business

Kevin O'Connor, CEO shared potential projects from the Carver Company that will be presented at the December meeting. The goal will be to provide a high job count and capital investment for the Port of Coeymans.

Public Hearing Resolution for Regeneron Pharmaceuticals, Inc. Kyle Cherry of Regeneron answered questions regarding the new site Regeneron purchased in Menands, NY. He confirmed all relevant information is in the PILOT Application.

No action was taken.

Acting Chairman, Michael Paparian asked for a motion to accept the Public Hearing Resolution.

Motion by Marlene McTigue and Seconded by Paul Nylin

Vote: Motion was adopted (4-0)

#### Public Comments

No comments from Counsel that was present.

Brian March, Mayor of Menands, NY said this is a revitalization of the area and will provide relief. He is looking forward to the next steps in the process and welcomes comments from the Regeneration representative.

Courtney Jakula, BOE of Menands School District said she is excited and believes they will be a good partner. She would like to know more about the tax implications. And the tax cap for the district.

#### Executive Session

Acting Chair, Mike Paparian asked for a Motion to go into Executive Session at 6:14 pm.

Motion by William Murphy and Seconded by Marlene McTigue to go into Executive Session to advice of Counsel and discuss financial matters.

The Board came out of Executive Session at 6:27 pm.

#### Adjournment

Acting Chair, Mike Paparian asked for a Motion to adjourn the Meeting.

Motion by Marlene McTigue and Seconded by William Murphy.

Vote: Motion was adopted (4-0)

Meeting adjourned @ 6:29 pm.

**Albany County Industrial Development Agency**  
**Statement of Financial Position**  
As of November 30, 2023

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
201-50 Trustco CD 4466 .10% 5/16/24	825,536.94
202-50 Trustco CD 4433 .10% 8/11/24	119,200.34
204-00 REG CHECKING TRUSTCO	3,659,248.58
205-50 Trustco CD 1135 4.9% 2/14/24	1,031,756.78
205-60 Trustco CD 1139 4.9% 3/14/24	1,030,831.76
<b>Total Bank Accounts</b>	<b>\$ 6,666,574.40</b>
<b>Other Current Assets</b>	
480-00 PREPAID EXPENSES	4,101.48
<b>Total Other Current Assets</b>	<b>\$ 4,101.48</b>
<b>Total Current Assets</b>	<b>\$ 6,670,675.88</b>
<b>Fixed Assets</b>	
104-00 Office Furniture & Equipment	10,118.37
105-00 Accumulated Depreciation	-10,118.37
<b>Total Fixed Assets</b>	<b>\$ 0.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 6,670,675.88</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
601-00 ACCRUED LIABILITIES	2,181,154.64
<b>Total Liabilities</b>	<b>\$ 2,181,154.64</b>
<b>Equity</b>	
3000 Opening Bal Equity	0.00
909-00 Retained Earnings	6,035,272.23
Net Revenue	-1,545,750.99
<b>Total Equity</b>	<b>\$ 4,489,521.24</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 6,670,675.88</b>

**Albany County Industrial Development Agency**  
**Statement of Activity**  
**January - November, 2023**

	<b>Total</b>
<b>Revenue</b>	
2116-00 FEES	819,302.55
2401-00 INTEREST AND EARNINGS	77,941.52
<b>Total Revenue</b>	<b>\$ 897,244.07</b>
<b>Gross Profit</b>	<b>\$ 897,244.07</b>
<b>Expenditures</b>	
6461-00 PERSONNEL SERVICES	40,713.99
6462-01 INSURANCE	428.66
6464-00 OPERATING EXPENSES	2,212,500.00
6465-01 COMPUTER/INTERNET	322.80
6466-01 DUES & SUBSCRIPTIONS	11,520.00
6467-00 LEGAL & PROFESSIONAL FEES	55,304.50
6468-00 EMPLOYEE BENEFITS	10,751.01
6469-01 PROFESSIONAL DEVELOPMENT	295.00
6470-00 BANK CHARGES	48.00
6471-11 AACA MGMT FEE	111,111.10
<b>Total Expenditures</b>	<b>\$ 2,442,995.06</b>
<b>Net Operating Revenue</b>	<b>-\$ 1,545,750.99</b>
<b>Net Revenue</b>	<b>-\$ 1,545,750.99</b>

**ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Financial Statement Narrative**  
**For the Period Ending November 30, 2023**

This report provides an overview of the P&L and Balance Sheet for the Albany County Industrial Development Agency YTD November 2023.

The Albany County IDA is committed to fostering economic growth and development in the region by promoting industrial projects and supporting businesses.

The IDA's financial performance remains robust and can be attributed to successful project implementation and prudent financial management. The agency's commitment to sound fiscal policies and investments has contributed to the positive financial outcomes.

Total revenue YTD is \$897,244 and our current cash position is strong at \$6,666,574. Our largest expenditure in 2023 is the \$2,000,000 payment due to Plug Power. The IDA continued to invest in key projects aimed at creating employment opportunities and fostering economic development, notably Plug Power. These initiatives have not only generated positive economic externalities but have contributed to the long-term viability of the region.

Looking ahead, the IDA is poised for continued success, with a robust pipeline of projects and a strategic vision for sustainable development. The agency will remain adaptive to economic trends, regulatory changes, and industry dynamics to ensure its relevance and effectiveness in the years to come.

## **Profit & Loss**

### **Operating Revenue –**

Fees collected as of November 30, 2023 are \$897,244. This includes fees collected from the following: Plug Power \$811,802 and CHPE LLC \$7,500.

Interest income of \$77,914 is comprised of interest earned on CD's currently held at Trustco Bank. We are in the process of reviewing the banking RFP's received from six area banks to see if there is an opportunity to earn interest at higher rates.

### **Operating Expenses–**

Personnel expenses of \$40,713 include expenses paid to former employees through June 30, 2023.

Operating expenses of \$2,212,500 include a payment to be made in December 2023 of \$2,000,000 to Plug Power as well as a payment that was made to the Bethlehem IDA in the amount of \$212,500 for their portion of the admin fee that was collected from Plug Power.

Dues and Subscription expense of \$11,520 is comprised of dues paid to NYSEDC, Capital Region Chamber of Commerce as well as \$10,000 paid to CEG.

Legal and Professional expenses of \$55,304 include a payment to Teal, Becker, Chiaromonte of \$7,500 for audit services as well as \$47,804 paid to Hodgson Russ for legal services provided through September 2023.

Employee Benefit expenses of \$10,751 include benefits for former employees through June 2023 to CMS Medicare Insurance as well as Benefit Choices.

AACA Management Fee expense of \$111,111 includes 5 months of the AACA mgmt fee payable at \$22,222 each month.

## **Balance Sheet**

### **Assets –**

Cash balance as of November 30, 2023 is \$6,666,574. Of that there is \$3,652,221 in the checking account available for operating expenses. The total amount currently held in CD's is \$3,007,326.

### **Liabilities –**

Accrued liabilities of \$2,181,155 include the payment made in December 2023 to Plug Power as well as \$181,155 received in error from Greenbacker Renewable Energy.

**ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
ANNUAL HOUSEKEEPING RESOLUTION 2024**

A special meeting of the Board of Directors of Albany County Industrial Development Agency was convened in public session at 111 Washington Ave in the City of Albany, Albany County, New York on January 3<sup>rd</sup>, 2024, at 5:30 o'clock p.m., local time.

The meeting was called to order by the (Vice) Chairman of the Board of Directors of the Corporation and, upon roll being called, the following members of the Board of Directors of the Corporation were:

PRESENT:

Hon. William M. Clay	Chairman
Michael J. Paparian	Treasurer
Marlene McTigue	Secretary
Anton Dreslin	Assistant Secretary
William Murphy	Member
Travon T. Jackson	Member
Paul Nylin	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O'Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Rosemary McHugh	Economic Development Cor.
A. Joseph Scott, III, Esq.	Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_,  
to wit:

Resolution No. 0623-

**RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE  
MATTERS OF THE AGENCY.**

WHEREAS, the Albany County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 178 of the 1975 Laws of New York, as amended, constituting Section 903-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage, and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, under Section 856 of the Act, the members of the Agency shall elect the officers of the Agency; and

WHEREAS, the members of the Agency desire to make certain appointments and approve certain administrative matters;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby takes the following actions:

(A) Approves the appointments and the administrative matters described in Schedule A attached hereto.

(B) Approves and confirms the policies described in Schedule A and contained in the Corporation's Policy Manual.

Section 2. The Agency hereby authorizes the Chairman and the Chief Executive Officer to take all steps necessary to implement the matters described in Schedule A attached.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Hon. William M. Clay	VOTING	_____
Michael J. Paparian	VOTING	_____
Marlene McTigue	VOTING	_____
Travon T. Jackson	VOTING	_____
William Murphy	VOTING	_____
Paul Nylin	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF ALBANY                    )

I, the undersigned (Assistant) Secretary of Albany County Industrial Development Agency, do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the directors of the Agency held on January 3<sup>rd</sup>, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Laws (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meeting Law; and (D) there was a quorum of the directors of the Corporation present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this \_\_\_\_\_ day of January 2024.

\_\_\_\_\_  
(Assistant) Secretary

(SEAL)

## SCHEDULE A

### Confirmation of Regular Agency Meeting Schedule

First Wednesday of every month at 5:30 pm, unless otherwise directed by the Chairman.

### Election of Officers of the Agency

Hon. William M. Clay, Chairman  
Michael J. Paparian, Treasurer  
Marlene McTigue, Secretary  
Anton Dreslin, Assistant Secretary

### Appointment of Chief Executive Officer and Staff to the Agency

Kevin O'Connor, Chief Executive Officer

### Appointment of Chief Financial Officer to the Agency

Amy Thompson, Chief Financial Officer

### Appointment of Auditing Firm of the Agency

Teal Becker & Chiaramonte, CPAs

### Appointment of Agency Counsel

A. Joseph Scott, III, Esq., Hodgson Russ LLP

### Appointment of Special Counsel/Bond Counsel to the Agency

A. Joseph Scott, III, Esq., Hodgson Russ LLP

### Appointment of Bank of the Agency and Accounts

Trustco  
Manufacturers and Traders Trust Company

### Appointment of Bank Signatories/Check Signers

Delegated to Agency Chairman

### Appointment of Contract Officer

William M. Clay, Chairman

### Appointment of Investment Officer

Michael J. Paparian, Treasurer

Appointment of Governance Committee Members

Marlene McTigue, Chair  
William Murphy  
Paul Nylin

Appointment of Audit Committee Members

William Murphy, Chair  
Anton Dreslin  
William M. Clay

Appointment of Finance Committee Members

William M. Clay, Chair  
Paul Nylin  
Marlene McTigue

# AGREEMENT

This Agreement ("Agreement") is made this 20th day of November 2023 by and between the Albany County Industrial Development Agency (RIDA) with a mailing address of 111 Washington Avenue, Suite 100, Albany, NY 12210 (hereinafter "Client"), and Camoin Associates, Inc. (dba Camoin Associates) with a mailing address of PO Box 3547, Saratoga Springs, New York 12866 (hereinafter "Consultant").

WITNESSETH:

WHEREAS, the Client has solicited the services of an economic development consultant; and

WHEREAS, the Consultant has offered to provide such assistance to the Client as requested,

NOW, THEREFORE, the parties hereby agree as follows:

## SCOPE OF SERVICES

1. The Consultant will provide the services listed in Attachment A ("Scope of Services"), incorporated herein by reference. The Client agrees to cooperate and provide assistance to the Consultant as described in Attachment A.

## REMUNERATION

2. As compensation for the performance of the services described in Attachment A, Client will pay Consultant in the amount and manner set forth in Attachment B ("Compensation and Payment"), incorporated herein by reference.
3. The Consultant shall submit invoices to the Client on a monthly basis. The invoices will include a reasonable description of the services provided and the value ascribed to each.
4. Notwithstanding any other provision of this Agreement, the Consultant shall not perform services outside the scope set forth in Attachment A, unless such services have been authorized by written amendment to this Agreement signed by both parties setting forth the services to be rendered and the associated fee.
5. Payment is due on all invoices within 30 days of the date of the invoice. Interest will accrue on all overdue invoices at a rate of 18% per annum commencing on the date payment becomes due. Should it be necessary for the Consultant to collect on any overdue invoices, the Client will be responsible for all costs of collection including reasonable attorney fees.
6. In the event Consultant is required to pursue payment of unpaid past due invoices, Client agrees to pay for Consultant's travel costs to and from events related to the collection of the unpaid invoices at the current mileage rate stipulated by the Internal Revenue Service. In addition, Client agrees to pay Consultant for Consultant's time spent attending litigation related meetings and hearings to pursue the collection of Client's unpaid past due invoices at the hourly labor rates set forth in Attachment B.

## MISCELLANEOUS

7. The Consultant agrees that none of its officers or employees will hold themselves out as, or claim to be, an officer or employee of the Client or its agents, and that neither the Consultant, nor any of its officers or employees will by reason therefore, make any claim,

demand, or application to or for any right or privilege applicable to an officer or employee of the Client.

8. The sole liability of either party to the other hereunder (whether in contract, tort, negligence, strict liability in tort, by statute or otherwise) for any and all claims in any manner related to this Agreement will be the payment of direct damages, not to exceed (in the aggregate) the fees received by Consultant with respect to the services included in the Agreement as Attachment A. Except for the specific remedies expressly identified as such in this Agreement, Client's exclusive remedy for any claim arising out of this Agreement or any applicable work order will be for the Consultant, upon receipt of written notice, to use commercially reasonable efforts to cure the breach at its expense, or failing that, to return the fees paid to Consultant for the services related to the breach.
9. In no event will either party be liable for any consequential, incidental, indirect, special or punitive damage, loss or expenses (including, but not limited to, business interruption, lost business, lost profits or lost savings) even if it has been advised of their possible existence. Any action by either party must be brought within two (2) years after the cause of action arose. The parties agree that performance of all indemnification obligations included in this Agreement shall be considered direct damages regardless of the type of underlying claim or damages for which indemnification is being provided.
10. The allocations of liability under paragraphs 8 and 9 are the agreed and bargained-for understanding of the parties, and compensation for the services included in this Agreement as Attachment A reflects these allocations.
11. The Consultant acknowledges and agrees that neither Consultant nor its agents, officers, or employees shall be covered by any Worker's Compensation Insurance policy or Disability Insurance policy maintained by the Client, and that the Consultant shall be solely responsible for maintaining such coverage to the extent required by law.
12. This Agreement may not be amended or otherwise modified except upon the written agreement of the parties.
13. No remedies or rights conferred upon Consultant by this Agreement are intended to be exclusive of any remedy or right provided by law or equity, but each shall be cumulative and shall be in addition to every other remedy or right given herein or now or hereafter existing at law or in equity.
14. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this contract shall be construed in all respects as if any invalid or unenforceable provision were omitted.
15. This Agreement embodies the entire agreement and understanding between the parties pertaining to the subject matter of this Agreement, and supersedes all prior agreements, understandings, negotiations, representations and discussions, whether verbal or written, of the parties, pertaining to that subject matter.
16. This Agreement shall be interpreted, governed and construed under the laws of the State of New York as if it were executed and performed wholly within the State of New York, without giving effect to any provision thereof that permits or requires the application of the laws of any other jurisdiction. Any litigation based hereon or arising out of or in connection with this Agreement shall be brought and maintained exclusively in the courts of the State of New York with a venue in Saratoga County, New York and the Parties hereby irrevocably waive all jurisdictional defenses and irrevocably agree to submit to the jurisdiction of such

courts for the purpose of any such litigation and irrevocably agree to be bound by any judgment rendered thereby in connection with such litigation.

- 17. This Agreement may be signed in counterparts and/or delivered via facsimile or in PDF format via e-mail, each of which shall be deemed original and binding signatures and all of which shall constitute one and the same Agreement.
- 18. Each of the persons signing below warrants and represents that they are duly authorized to sign this Agreement on behalf of the party for which he or she is signing.
- 19. During the term of this Agreement and for a period of one year thereafter, Client shall not, directly or indirectly, solicit, hire, contract with or engage the employment of an employee of the Consultant (a "Restricted Employee"). All end product is sole property of the Agency.
- 20. Camoin commits to confidentiality regarding the projects, applicants, material, and to the Agency.

TERM OF AGREEMENT

- 21. This Agreement shall become effective as of the date first set forth above.
- 22. This Agreement may be terminated by either party at any time without cause to be effected by prior written notification to the non-terminating party at the address set forth above.
- 23. Upon termination, the Client shall reimburse the Consultant for all unpaid time and expenses as prescribed in the REMUNERATION section of this Agreement.

AGREED TO:

For the Albany County Industrial Development Agency

For Camoin Associates, Inc.

By: \_\_\_\_\_  
Kevin O'Connor  
CEO

By: \_\_\_\_\_  
Robert Camoin  
President

Contact and email address for invoicing:

\_\_\_\_\_

Phone number for invoicing:

\_\_\_\_\_

# ATTACHMENT A

## Scope of Services

At any time during the duration of this contract, the Client may issue one or more task orders for services as outlined below. The task order will take the form of a Notice-to-Proceed signed by the executive director or other authorized person, and specifying the fee (see Attachment C for a sample task order).

### **Task Order Type #1: Test of Reasonableness**

When requested by the IDA, Camoin Associates will perform a test of reasonableness of the financial assistance requested by the Applicant. We require that Applicant, or the IDA on behalf of the Applicant, prepare and transmit to Camoin a pro forma financial projection. A Microsoft XL workbook to facilitate this transmission accompanies this proposal.

Camoin Associates will take the pro forma projection and conduct the following:

1. Evaluate the quality and reasonableness of its underlying assumptions, for example lease or vacancy rates, as applicable to the Project.
2. Where debt is anticipated, (1) confirm that the debt repayment schedule in the pro forma conforms to the terms of the loan, and (2) measure whether the Project will meet bank financing conditions, including maintaining minimum Debt Service Coverage Ratios (DSCR) and loan to value, compared with published sources of current market expectations, for example RealtyRates.com.
3. Measure the rate of return over one or more periods of time, for example 5 years and 10 years, using common calculations such as Equity Dividend Rate or cash-on-cash return.
4. Benchmark the calculated rate(s) of return against published sources of current market expectations, for example RealtyRates.com.
5. Provide an opinion on whether the anticipated rate of return, with the requested level of financial assistance is within market expectations, or is above what would be regarded as normal for returns on that type of project in the community.
6. If the returns are either lower or higher than market expectations, we will notify the Client and, if requested, propose an alternate level of financial assistance that delivers returns that conform to current market expectations for the project type and community.
7. Upon request, test one alternative financial assistance package using this process.

**Deliverable:** Memo outlining the results of the analysis, with supporting summary tables.

### **Task Order Type #2: Full Economic and Fiscal Benefit Analysis**

The Consultant will conduct an economic impact study of the Applicant's project (Project) on the economy of Albany County, which shall include a cost/benefit analysis of the Project. To do so, the Consultant will collect data from multiple sources regarding the region's economy. This includes proprietary data sets published by Lightcast (formerly Emsi) and ESRI (Environmental Systems Research Institute) specific to the Albany County economy, as well as other general data on industry-specific wages and employment per square feet, demographic data such as population, the County sales tax distribution formula, and the property tax calculations used by the County, Town and School District (individually, "Jurisdiction" and collectively, the "Jurisdictions"). The Scope of Services does not include modeling or

analysis to determine the “as completed” assessed value and resulting real property taxes applicable to the Project.

The Lightcast model takes the Direct Effects and estimates the corresponding indirect effects of the Project’s Occupants. “Indirect Effects” are those caused by the purchases in the local economy made by the Project’s Occupants and are those caused by the employees of the Project’s Occupants receiving and spending their wages in the local economy. The total economic effects of the project are the sum of the Direct and Indirect Effects.

The combination of property tax (PILOT) revenues, sales tax revenues and miscellaneous revenues attributable to the Project will be calculated and referred to as the “Fiscal Benefits”.

**Deliverable:** The Consultant will provide a summary-style final report of the analysis, consisting of approximately five pages, which will clearly and concisely show the economic benefits and fiscal benefits/costs of the Project to Albany County. The Consultant will attach appropriate calculation tables as appendices.

### **Task Order Type #3: Simplified Economic and Fiscal Benefit Analysis**

The Client from time to time receives applications for assistance for projects that are significant but that do not merit a full economic and fiscal impact analysis, whether because of project size, simplicity, or modest level of benefits requested. The IDA seeks a short, easy-to-read economic and fiscal impact summary report that satisfies its practice of using consistent criteria and quality data to evaluate projects, but that is appropriately scaled in terms of cost and scope.

Camoin Associates will conduct a simplified economic and fiscal impact analysis and maintain the same quality as we offer for our full analyses. We will prepare a short summary report and be available to the IDA to answer questions.

**Deliverable:** The Consultant will provide a short summary report and be available to the IDA to answer questions.

### **Task Order Type #4: School Aged Children and School Impact Analysis**

#### School Age Children Generation

Camoin Associates will complete research and analysis to determine the likely number of school aged children that will live at a proposed residential project. This research will include a review of national, regional, and local multipliers to estimate the rate at which a residential development of this type generates enrollment and the portion that will attend private vs public school. Analysis will include use of wide variety of data, including American Community Survey Public Use Microsamples, that will refine the analysis specific the Capital Region/Albany County market.

#### School District Fiscal Impact

Once the number of new school age children is calculated, Camoin Associates will measure the net fiscal impact of the additional children on the School District. The net fiscal impact will include a comparison of the additional cost associated with the school age children with the new revenue generated as a result of the Project.

To measure the additional cost that the Project will create for the affected school district, Camoin Associates will collect data from multiple sources such as current budget and enrollment. Camoin Associates will interview School District staff as necessary to provide a comprehensive assessment of the fiscal impacts. Using the information collected, Camoin Associates will calculate the annual cost of the proposed project on the school district's fiscal resources.

After review of the School District budget and interviews with key staff, Camoin Associates will estimate variable revenues and property tax revenue that can reasonably be assumed will be generated. Using these figures, Camoin Associates will generate an annual net fiscal impact (revenues less expenditures) for the School District.

**Deliverable:** Report outlining the number of new school aged children that will be housed at the project and the net fiscal impact of the Project on the School District.

### **Task Order Type #5: Economic Impact Dashboard**

We will create a comprehensive dashboard with data that focuses on the impact the organization is making – including jobs, earnings, sales, and fiscal benefits. Data that is typically included in our impact analyses would be included in the dashboard initially. As more impact studies are completed over the coming year(s) we will update the data dashboard accordingly. Examples of data include, but are not limited to:

- Name of project
- Project location
- Very brief description (use/industry/type)
- Total jobs at full employment (direct and indirect/induced)
- Total earnings at full employment (direct and indirect/induced)
- Total sales value at full employment (direct and indirect/induced)
- Total construction/renovation budget
- Total housing units (market and affordable)
- PILOT and total net benefit data

Note: Since Camoin Associates did not complete the impact analyses for past projects, we would rely on your team to provide us with this information. Moving forward, if Camoin Associates conducts the impact analyses we'd be able to use the information from our work and update the dashboard for free.

See example here: <https://nassauida.org/economic-impact>

**Deliverable:** The results of the analysis would be compiled into a cutting edge, visually interactive, and professionally designed data dashboard. Included in the dashboard would be a map of the locations of the projects showing their widespread impact across the county. Camoin Associates will provide any coding necessary to integrate the dashboard into Albany's website (if applicable), but the IDA (or its partners) would be required to make any changes to the backend of the website.

### **Task Order Type #6: General Services**

In the event that the Albany County IDA requires services beyond those included in the standard services described above, it will request same from the Consultant. In such cases, the Consultant will draft custom

scope language and fee and provide same to Client. If acceptable, the Client will include the custom scope and fee into its task order to the Consultant in its Notice-to-Proceed.

# ATTACHMENT B

## Compensation and Payment

As remuneration for the scope of services attached as Attachment A, the Client shall pay the Consultant as follows:

- Task Order #1: \$5,000 and would deliver the final memo within no more than two weeks of receipt of the needed information.
- Task Order #2: \$7,000 and would deliver the final memo within no more than three weeks of the receipt of needed information.
- Task Order #3: \$3,500 and would deliver the final memo within no more than three weeks of the receipt of needed information
- Task Order #4: \$4,000 and would deliver the final memo within no more than three weeks of the receipt of needed information.
- Task Order #5: \$3,500 to set up the dashboard and free updating as long as Camoin Associates conducts an analysis (either impact analysis or reasonableness assessment).

For any services requested not detailed above and requested in writing, the Consultant will charge on a time-and-expense basis according to the following rate schedule:

Principal	\$290.00 per hour
Senior Professional	\$225.00 per hour
Professional	\$185.00 per hour
Rate in travel status	\$95.00 per hour (all personnel)

Travel by private automobile will be charged at the maximum federal reimbursement rate per mile. All other expenses incurred will be charged at cost. Consultant reserves the right up update this rate schedule no more than once per calendar year.

# ATTACHMENT C

Sample Task Order

Sample - Sample

## TASK ORDER

Pursuant to our agreement dated November 20<sup>th</sup>, 2023, the Albany County Industrial Development Agency hereby issues this task order and directs Camoin Associates to perform the following work:

Project: [Name of Project]  
Scope:

- 1 Test of Reasonableness
- 2 Full Economic and Fiscal Benefit Analysis
- 3 Simplified Economic and Fiscal Benefit Analysis
- 4 School Aged Children and School Impact Analysis
- 5 Economic Impact Dashboard
- 6 General Services

• Fee:

- Task Order #1: \$5,000
- Task Order #2: \$7,000
- Task Order #3: \$3,500
- Task Order #4: \$4,000
- Task Order #5: \$2,500

TOTAL\_\_\_\_\_

This task order will serve as the Notice-to-Proceed to Camoin Associates on the above work.

By: \_\_\_\_\_  
Mr. Kevin O'Connor  
CEO, Albany County Industrial Development Agency

Date: \_\_\_\_\_

Sample - Sample -

PREPARED FOR:

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

# Economic and Fiscal Impact

REGENERON PHARMACEUTICALS, INC.

Albany County  
Industrial Development Agency

NOVEMBER 2023

PREPARED BY:



PO Box 3547  
Saratoga Springs, NY 12866  
518.899.2608  
[www.camoinassociates.com](http://www.camoinassociates.com)

# ABOUT THE STUDY

Camoin Associates was retained by the Albany County Industrial Development Agency to measure the potential economic and fiscal impacts of a project proposed by Regeneron Pharmaceuticals, Inc. which entails the purchase and renovation of a 142,364-square-foot facility at 431 Broadway, Menands.

The goal of this analysis is to provide a complete assessment of the total economic, employment, and tax impacts of the project on Albany County that result from the renovation phase and on-site operations.

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 developer’s application for financial assistance to the Albany County Industrial Development Agency and included the following data points: renovation spending, new jobs, and PILOT schedule information.

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:**  
Regeneron Pharmaceuticals, Inc.  
Application for Assistance, and  
the Albany County Industrial  
Development Agency

**Geography:**  
Albany County

**Study Period:**  
2023

**Modeling Tool:**  
Lightcast

### DIRECT IMPACTS

*This initial round of impacts is generated as a result of spending on renovation 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.*

# ECONOMIC & FISCAL IMPACT

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY: REGENERON PHARMACEUTICALS, INC.



TOTAL NUMBER OF JOBS CREATED:

127 JOBS



## Assistance

PILOT

SALES TAX EXEMPTION

10-year

\$850,000

Increase in County Revenues From Property:

\$1,078,327

Total PILOT Payments:

\$4.5 MN

Total Otherwise Applicable Property Taxes:

\$3.4 MN



Annual Earnings:  
\$12.9 MN

Annual Sales:  
\$26.0 MN

## Construction:

\$10.6  
MILLION  
spending



\$0.47  
MILLION  
earnings

Average Annual Sales Tax Revenue:

\$90,165



# CONTENTS

EXECUTIVE SUMMARY .....	1
ECONOMIC IMPACT ANALYSIS .....	3
FISCAL IMPACT ANALYSIS .....	5
ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?.....	9

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# EXECUTIVE SUMMARY

The Albany County Industrial Development Agency (the "Agency") received an application for financial assistance from Regeneron Pharmaceuticals, Inc. (the "Applicant") for the proposed purchase and renovation of a 142,364-square-foot facility (the "Project") at 431 Broadway, Menands, New York (the "Site"). The Project being proposed by the Applicant entails the renovation of office space and flood mitigation of an existing facility for use by the Applicant. The Agency commissioned Camoin Associates to conduct an economic and limited fiscal impact of the Project on Albany County (the "County").

This study analyzes the impact that the Project will have on the County economy and on local municipal revenues, net of any economic activity that would occur even if the Project were not completed. According to the Applicant, the Project will not occur without financial assistance from the Agency. Therefore, 80 jobs are considered to be net new jobs as a result of the Project. This study analyzes the impact that the net new jobs would have on the County economy and on municipal revenue sources.

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

Table 1

<b>Summary of Benefits to County</b>	
<b>Renovation Phase</b>	
Total Jobs	10
On-Site Jobs	8
Total Earnings	\$ 469,517
On-Site Earnings	\$ 359,200
One-Time Sales Tax Revenue to County	\$ 3,287
<b>Annual Impacts</b>	
Total Jobs	127
Direct Jobs	80
Indirect and Induced Jobs	47
Total Earnings	\$12,880,647
Direct Earnings	\$ 9,520,000
Indirect and Induced Earnings	\$ 3,360,647
Average Annual Sales Tax Revenue to County	\$ 90,165
Average Annual PILOT Payment	\$ 451,749

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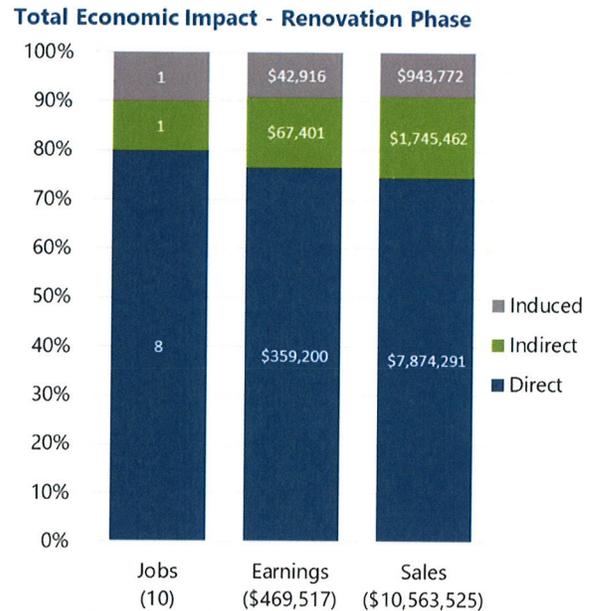
Renovation Impact

- The renovation associated with the Project would result in approximately 8 new direct renovation jobs generating over \$359,200 in direct new earnings on-site and an additional 2 indirect and induced jobs with \$110,300 in earnings. Figure 1 to the right displays more detail on the economic impact of renovation.
- Sales associated with the renovation phase would be taxed, and therefore generate sales tax revenue for the County. Sales tax associated with the renovation phase of the Project is estimated to contribute approximately \$3,300 to the County.

Annual Impact

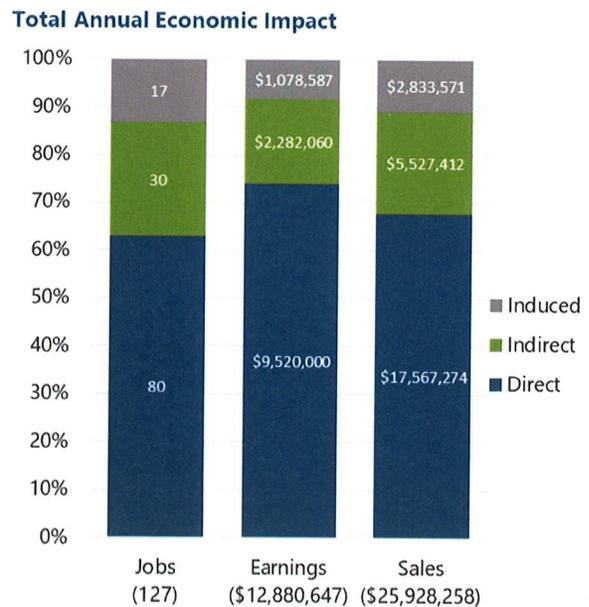
- The Project would support 127 ongoing annual jobs in the county, with nearly \$12.9 million in associated earnings. Figure 2 summarizes the annual economic impact of the Project.
- Sales associated with the on-site operations are estimated to generate \$90,200 in sales tax revenue for the County annually.
- Through negotiations with the Agency, the Applicant could have access to a sales tax exemption valued at up to \$850,000. However, if we assume that the Project would not occur absent IDA benefits, this is not actually a "cost" to the county since no future revenue stream would exist without the exemptions.
- The Applicant has negotiated terms of a proposed PILOT agreement with the Agency, which includes a 10-year PILOT. Under this proposed agreement, the Applicant would pay approximately \$4.5 million over the 10-year PILOT term, or an average of approximately \$451,700 per year.
- The schedule of payments to be made by the Applicant under the draft 10-year PILOT agreement would be approximately \$1.1 million more than the property tax payments generated by the Site if the Project were not to occur. In other words, the PILOT represents a benefit to the affected taxing jurisdictions averaging \$107,800 per year.

Figure 1



Source: Lightcast

Figure 2



Source: Lightcast

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# ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated during the renovation 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.

## RENOVATION PHASE IMPACTS

The Applicant anticipates that private sector investment in the renovation of the Project would cost \$19.7 million.<sup>1</sup> It is assumed that 40%<sup>2</sup> of the renovation spending would be sourced from within the county, representing \$7.9 million in net new spending in the county associated with the renovation phase of the Project.

Table 2

<b>Renovation Phase Spending</b>	
Total Renovation Cost	\$ 19,685,728
Percent Sourced from County	40%
<b>Net New Renovation Spending</b>	<b>\$ 7,874,291</b>

Source: Applicant, Camoin Associates

Based on \$7.9 million worth of net new direct spending associated with the renovation phase of the Project, Camoin Associates determined that there would be over \$10.5 million in total one-time renovation-related spending supporting 10 jobs over the renovation period throughout the county and over \$469,500 in earnings. Table 3 outlines the economic impacts of renovation.

Table 3

<b>Economic Impact - Renovation Phase</b>			
<b>Total Activity</b>			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Total Associated Activity	20	\$ 898,000	\$ 19,685,728
Percent in Albany		40%	
<b>Economic Impact in Albany County - Renovation Phase</b>			
	<u>Jobs</u>	<u>Earnings</u>	<u>Sales</u>
Direct	8	\$ 359,200	\$ 7,874,291
Indirect	1	\$ 67,401	\$ 1,745,462
Induced	1	\$ 42,916	\$ 943,772
<b>Total</b>	<b>10</b>	<b>\$ 469,517</b>	<b>\$ 10,563,525</b>

Source: Lightcast, Camoin Associates

Note: Model adjusted based on information from application.

<sup>1</sup> Includes *Buildings* costs as provided by the Applicant in Part V of the application.

<sup>2</sup> An analysis of industry purchases by the Industrial Building Construction industry in Albany County suggests that 40% of industry purchases are sourced from within Albany County. (Source: Lightcast)

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**IMPACTS OF ON-SITE EMPLOYMENT**

Upon completion, the Project will be used as office space for Regeneron Pharmaceuticals. Based on the application, Camoin Associates assumes that there will be 80 jobs on-site upon completion with approximate total earnings of \$9,520,000. Using these estimated new 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

**Economic Impact - On-Site Operations**

	Jobs	Earnings	Sales
Direct	80 \$	9,520,000 \$	17,567,274
Indirect	30 \$	2,282,060 \$	5,527,412
Induced	17 \$	1,078,587 \$	2,833,571
<b>Total</b>	<b>127 \$</b>	<b>12,880,647 \$</b>	<b>25,928,258</b>

**Source:** Lightcast, Camoin Associates

**Note:** Model adjusted based on information from application.

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# FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project 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.

## PAYMENT IN LIEU OF TAXES (PILOT)

The Applicant has applied to the Agency for a Payment In Lieu of Taxes (PILOT) agreement. The Applicant has proposed a 10-year payment schedule for the Project based on the current tax rate, taxable value, and assessed value of the Project, as shown in Table 5.

Table 5

Tax Payments with PILOT	
Year	PILOT Payments
1	\$ 316,377
2	\$ 342,737
3	\$ 370,394
4	\$ 399,402
5	\$ 429,817
6	\$ 461,697
7	\$ 495,103
8	\$ 530,098
9	\$ 566,747
10	\$ 605,118
<b>Total</b>	<b>\$ 4,517,491</b>
<b>Average</b>	<b>\$ 451,749</b>

Source: Albany County IDA, Camoin Associates

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**TAX POLICY COMPARISON**

Without financial assistance from the Agency, Camoin Associates assumes the Applicant would not undertake the Project. Based on the current taxes applicable on the Site and an assumed annual increase to the tax rate of 3.00% (holding taxable value constant), the following table outlines the estimated tax payments made by the building owner without the Project:

Table 6

<b>Tax Payments without Project</b>	
<b>Year</b>	<b>Property Tax Payment Without Project*</b>
1	\$ 300,000
2	\$ 309,000
3	\$ 318,270
4	\$ 327,818
5	\$ 337,653
6	\$ 347,782
7	\$ 358,216
8	\$ 368,962
9	\$ 380,031
10	\$ 391,432
<b>Total</b>	<b>\$ 3,439,164</b>
<b>Average</b>	<b>\$ 343,916</b>

**Source:** Albany County IDA, Camoin Associates

**\*Note:** Assumes an average annual increase of 3.00%

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Table 7 calculates the benefit to the affected taxing jurisdictions as the difference between the PILOT payments associated with the Project and the property tax payments without the Project. Over the course of the proposed PILOT term, the average annual collection by local jurisdictions would be approximately \$107,833 more in PILOT revenue than property taxes without the Project. The total benefit to the affected taxing jurisdictions of the PILOT agreement over 10 years would be approximately \$1,078,327.

Table 7

**Tax Policy Comparison**

Year	Property Tax Payment Without Project	PILOT Payment	Cost or Benefit To County of Project
1	\$ 300,000	\$ 316,377	\$ 16,377
2	\$ 309,000	\$ 342,737	\$ 33,737
3	\$ 318,270	\$ 370,394	\$ 52,124
4	\$ 327,818	\$ 399,402	\$ 71,584
5	\$ 337,653	\$ 429,817	\$ 92,164
6	\$ 347,782	\$ 461,697	\$ 113,915
7	\$ 358,216	\$ 495,103	\$ 136,887
8	\$ 368,962	\$ 530,098	\$ 161,136
9	\$ 380,031	\$ 566,747	\$ 186,716
10	\$ 391,432	\$ 605,118	\$ 213,687
<b>Total</b>	<b>\$ 3,439,164</b>	<b>\$ 4,517,491</b>	<b>\$ 1,078,327</b>
<b>Average</b>	<b>\$ 343,916</b>	<b>\$ 451,749</b>	<b>\$ 107,833</b>

Source: Albany County IDA, Camoin Associates

**OTHER EXEMPTIONS**

The PILOT program would offer the Applicant savings in terms of property tax benefits, but there are other benefits to working with the Agency, including a sales tax exemption on renovation materials and furniture, fixtures, and equipment.

Table 8

**Summary of Costs to County**

Mortgage Recording Tax Exemption	\$ -
Sales Tax Exemption	\$ 850,000

Source: Applicant, Camoin Associates

The additional incentive offered by the Agency will benefit the Applicant but will not negatively affect the county because, without the Project, the County by definition would not be receiving any associated sales tax revenue.

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**SALES TAX REVENUE**

**SALES TAX REVENUE – RENOVATION PHASE**

The one-time renovation phase earnings described by the total economic impact of the renovation work (described in above section) would lead to additional sales tax revenue for the County. It is assumed that 70% of the renovation phase earnings would be spent within Albany County and that 25% of those purchases would be taxable.<sup>3</sup>

Table 9

<b>One Time Sales Tax Revenue, Renovation Phase</b>		
Total New Earnings	\$	469,517
Amount Spent in County (70%)	\$	328,662
Amount Taxable (25%)	\$	82,165
County Sales Tax Rate		4.00%
<b>New County Tax Revenue</b>	<b>\$</b>	<b>3,287</b>

**Source:** Nassau County, Camoin Associates

As a result of the renovation phase employment, the County would receive approximately \$3,300 in new sales tax revenue from the economic impacts of renovation.

**SALES TAX REVENUE – EMPLOYEE EARNINGS**

The earnings generated by on-site jobs that will occur as a result of 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 10 displays the annual tax revenue that the County will receive.

Table 10

<b>Annual Sales Tax Revenue, On-Site Operations</b>		
Total New Earnings	\$	12,880,647
Amount Spent in County (70%)	\$	9,016,453
Amount Taxable (25%)	\$	2,254,113
County Sales Tax Rate		4.00%
<b>New County Tax Revenue</b>	<b>\$</b>	<b>90,165</b>

**Source:** Nassau County, Camoin Associates

<sup>3</sup> 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)

## 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

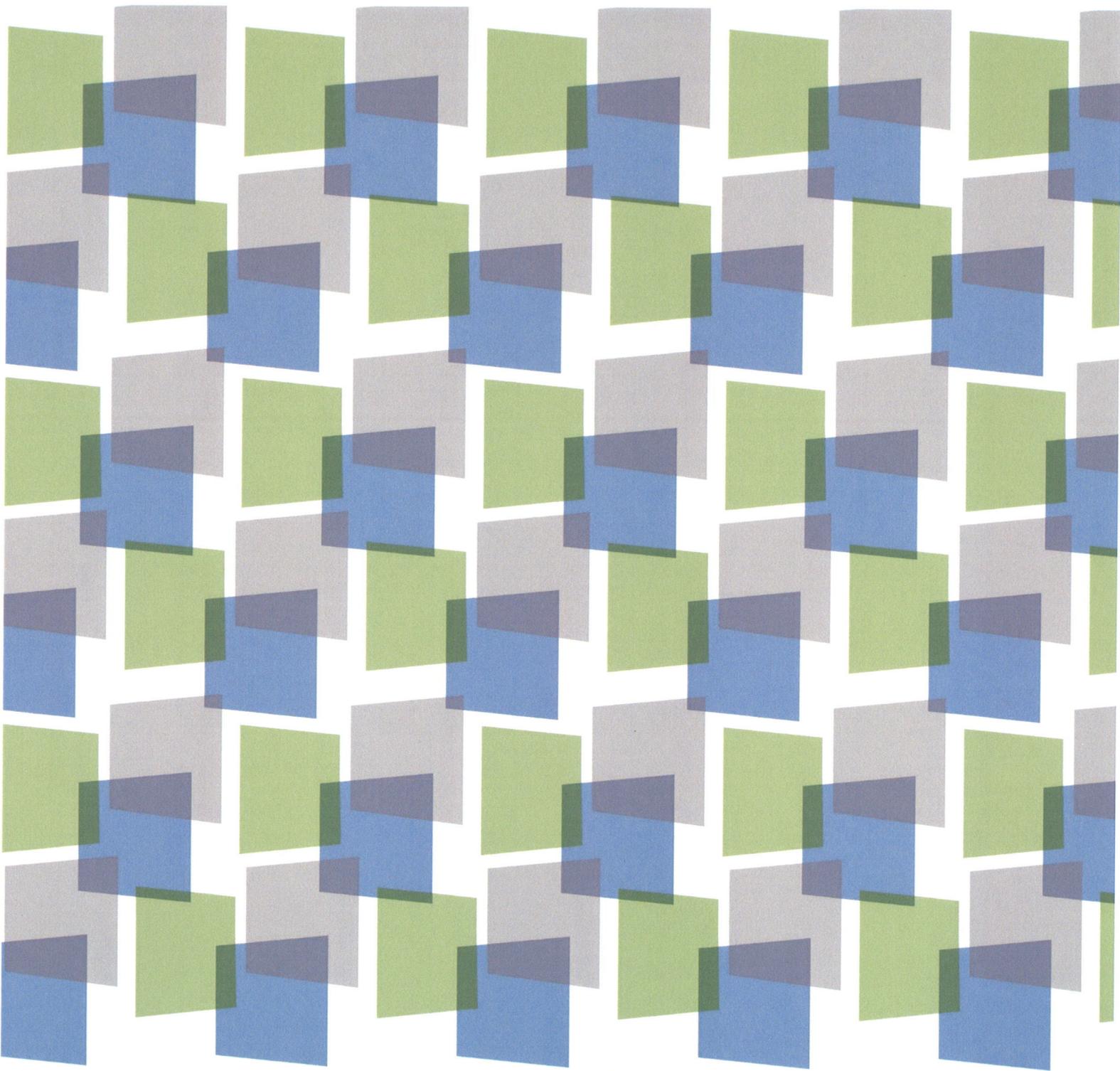
As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

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](http://www.camoinassociates.com). You can also find us on [LinkedIn](#), [Facebook](#), and [YouTube](#).

## **THE PROJECT TEAM**

Rachel Selsky  
*Project Principal*



 camoin  
associates

[www.camoinassociates.com](http://www.camoinassociates.com)

December 22, 2023

Mr. William M. Clay  
Albany County Industrial Development Agency  
111 Washington Avenue  
Suite 100  
Albany, NY 12210

Re: TJA-NY-Switzkill RD Berne, LLC  
Town of Berne, Albany County  
SEQR Lead Agency Status

Dear Mr. Clay:

TJA-NY-Switzkill RD Berne, LLC is proposing to construct a 4.25MWac ground-mounted solar farm and associated electrical appurtenances at 57 Canaday Hill Road, Berne, NY 12023. The solar photovoltaic (PV) system is proposed for installation within approximately 21-acres of an approximate 47-acre site. C&S Engineers, Inc. (C&S), on behalf of the Town of Berne, is providing this letter that serves as notification to all involved and interested agencies that the Town is seeking lead agency status under SEQR for the proposed project.

The site will consist of photovoltaic cell racks along with balance of system equipment including but not limited to switchboards and transformers mounted on concrete pads, and an access road to allow appropriate access during construction and future maintenance activities. The electrical wiring for the project will be predominantly underground, but will tie into the local utility's distribution line via pole mounted, overhead wiring.

In accordance with SEQR regulations, involved and interested agencies have 30 days to comment on the proposed Town of Berne lead agency designation. The Town is treating this project as a Type I Action under SEQR. If your agency opposes the Town proposed status as lead agency, you have until January 22, 2024 to respond in writing, stating your opposition.

***The Town of Berne requests that if you concur with the proposed status, you sign the bottom of this letter and return it on or before January 22, 2024.***

Please provide this response to Mr. Bryan A. Bayer, C&S Engineers, Inc., our approved consultant, that is managing the SEQR process on our behalf. Mr. Bayer's contact information follows:

**Mr. Bryan A. Bayer  
C&S Engineers, Inc.  
499 Col. Eileen Collins Boulevard  
Syracuse, New York 13212**

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: TJA-NY-Switzkill RD Berne, LLC		
Project Location (describe, and attach a general location map): 57 Canaday Hill Road, Town of Berne, Albany County (See Figure 1)		
Brief Description of Proposed Action (include purpose or need): The proposed project is construction of a ground-mounted solar farm and associated electrical appurtenances at Switzkill Road in the Town of Berne, Albany County, New York. The solar photovoltaic (PV) system is proposed for installation within an approximate 47-acre site. The site can support 4.25-megawatts AC of generation. Included with the project are appurtenant electrical equipment, and access roads. There is an existing three phase National Grid feeder running north-south along the east side of Switzkill Road which may need to be upgraded, depending on the study performed by National Grid. This will be the point of interconnection for the solar farm. The interconnection wiring, connecting the solar array to the National Grid point of interconnection along Switzkill Road, will be pole mounted, overhead wiring.		
Name of Applicant/Sponsor: Michael Frateschi, P.E., TJA Clean Energy	Telephone: 315-558-2344	E-Mail: mfrateschi@tja.energy
Address: 150 John Vertente Boulevard		
City/PO: New Bedford	State: MA	Zip Code: 02745
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, C&S Engineers, Inc.	Telephone: 315-455-2000	E-Mail: bbayer@cscos.com
Address: 499 Col. Eileen Collins Boulevard		
City/PO: Syracuse	State: NY	Zip Code: 13212
Property Owner (if not same as sponsor): (same as sponsor)	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 RAF - Residential / Agricultural / Forestry \_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Berne-Knox-Westerlo Central School District \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
 Albany County Sheriff, New York State Police \_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
 Helderberg Ambulance, Berne Fire District, East Berne Volunteer Fire Department \_\_\_\_\_

d. What parks serve the project site?  
 Berne Town Park, Partridge Run Wildlife Management Area, Dutch Settlement State Forest, Berne Knox Westerlo Little League \_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial - Solar PV Array \_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 47 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 20.6 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 47 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 8 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: The proposed project involves removal of 0.85 acres of woody vegetation. No loss of wetland will occur as a result of tree/shrub removal. The area will still function as a wetland upon completion of vegetation removal.

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

<i>i. During Construction:</i>		<i>ii. During Operations:</i>	
• Monday - Friday: _____	7am-5pm	• Monday - Friday: _____	Not applicable
• Saturday: _____	Not applicable	• Saturday: _____	Not applicable
• Sunday: _____	Not applicable	• Sunday: _____	Not applicable
• Holidays: _____	Not applicable	• Holidays: _____	Not applicable

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

\_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

\_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

\_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

\_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

\_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

The project area is predominantly agricultural, some forested lands. Some private residences and additional farmland occur adjacent to the property. \_\_\_\_\_

\_\_\_\_\_

b. Land uses and covertsypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.75	+0.75
• Forested	5.4	0	-5.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14.35	14.41	+0.06
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.85	0.85	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Solar Array Panels _____	0	4.59	+4.59

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Nunda silt loam	_____	69.7 %
Burdett silt loam	_____	17.0 %
Raynham very fine sandy loam	_____	7.6 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 1-2 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 0 % of site  
 Moderately Well Drained: \_\_\_\_\_ 70 % of site  
 Poorly Drained \_\_\_\_\_ 30 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 30 % of site  
 10-15%: \_\_\_\_\_ 37 % of site  
 15% or greater: \_\_\_\_\_ 32 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name RE-2, federal wetland \_\_\_\_\_ Approximate Size 0.85
- Wetland No. (if regulated by DEC) RE-2 \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____ _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc.      Date October 27, 2023

Signature       Title Managing Environmental Scientist

E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ALBA001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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CHAIRMAN  
ANTON DRESLIN  
TRAVON T. JACKSON  
MARLENE MCTIGUE  
PAUL NYLIN  
MICHAEL PAPARIAN  
WILLIAM MURPHY



ALBANY COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

COUNTY OFFICE BUILDING  
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ALBANY, NEW YORK 12207-2021  
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## ACIDA MEETING DATES

2024

January 3 <sup>rd</sup>
February 7 <sup>th</sup>
March 6 <sup>th</sup>
April 3 <sup>rd</sup>
May 1 <sup>st</sup>
June 5 <sup>th</sup>
July 3 <sup>rd</sup>
August 7 <sup>th</sup>
September 4 <sup>th</sup>
October 2 <sup>nd</sup>
November 6 <sup>th</sup>
December 4 <sup>th</sup>

All meetings will be on the 1<sup>st</sup> Wednesday of every month from 5:30 p.m.  
(Unless otherwise instructed)