

K. PARC – Phase XIII Plattsburgh Airbase Redevelopment (W334)

March 26, 2010

- Grantee:** Plattsburgh Airbase Redevelopment Corp. (“PARC”)
- ESD Investment:** A grant of up to \$752,000 to be used for a portion of the cost of renovating aviation and industrial buildings, infrastructure improvements, landscaping, lead and asbestos abatement, and redevelopment related soft costs.
- Project Location:** Plattsburgh Air Force Base, Plattsburgh, Clinton County
- NYS Empire Zone (or equivalent):** Clinton County Empire Zone
- Project Completion:** December 31, 2011
- Grantee Contact:** R. Bruce Steadman, President and CEO
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- Project Team:**
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| Project Management | Linda Dillon |
| Affirmative Action | Laverne Poole |
| Design & Construction | Joseph Burkard |
| Environmental | Soo Kang |

Project Description:

Background

Following the 1993 Base Realignment and Closure Commission’s decision to close the Plattsburgh Air Force Base (the “Base”), the Plattsburgh Intermunicipal Development Council (“PIDC”) was established to oversee the preparation of a comprehensive plan for the reuse of the Base. PIDC’s successor, PARC, is governed by a board consisting of seven directors and conducts the economic development and administrative operations of the Base. PARC has a staff of six people to manage the ongoing development efforts.

The project represents Phase XIII of PARC’s airbase redevelopment efforts. Since PARC’s inception in 1995, ESD’s Directors have approved more than \$21.5 million in funding, representing Phases I-XII of PARC’s redevelopment efforts and capital improvements. PARC’s current operations are focused on the marketing, site development and subsequent sale and/or transfer of the remaining property, as well as the administration and management of the leases on property managed by PARC.

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ESD funding has assisted PARC in reaching the following milestones:

- Renovations and improvements to sixty-six existing buildings, totaling in excess of 1.5 million square feet. Renovation work varies from project to project, but typically includes elements such as installation of independent heating systems; roof replacement or repair; interior and exterior renovations to comply with the accessibility requirements of the Americans with Disabilities Act; asbestos abatement; utility infrastructure installation and/or upgrades; interior demolition and redesign; interior and exterior painting; paving, and fencing.
- Site development and construction of four new buildings – respectively 75,000, 50,000, 10,000, and 80,000 square feet - for commercial/retail and industrial use occupants;
- Construction, renovation and improvements of over one million square feet of occupied building space, supporting more than 1,852 new jobs among approximately sixty-eight leased or owned businesses in the areas of aviation, industrial, commercial/retail, education, health care, government, recreation, and tourism;
- Demolition of approximately 325 buildings, primarily residential structures formerly used for military housing, to create vacant parcels for ongoing development;
- Subdivision of approximately 1,800 acres into 165 parcels of property, plus a 1,700⁺-acre parcel referred to as the PBC parcel (“Public Benefit Conveyance”), which contains the flightline and surrounding aviation-related buildings that have been transferred to Clinton County for the relocation of the Clinton County airport and related economic development; and
- Transfer of seventy-two acres of streets and utility infrastructure to the city of Plattsburgh, the town of Plattsburgh, New York State Electric and Gas, and Primelink.

Although PARC’s revenues have increased from the sale of properties, lease revenues have dropped significantly due to the sale of certain properties and the assignment of various leases to Clinton County. As such, PARC does not have the cash resources to complete the redevelopment of the Base without ESD’s assistance.

The Project

Over the next 12 - 18 months, PARC’s mission is expected to be completed, having sold for public and private development and/or transferred for public benefit all of the former Base property, including roads, utilities and telecommunications infrastructure. PARC plans to continue its redevelopment of the remaining sites under its management for sale to prospective tenants and buyers.

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Redevelopment efforts include lead and asbestos abatement and building renovations to accommodate tenant/buyer specifications and the creation of code compliant, saleable properties. Infrastructure improvements include the extension of the Willow Drive roadway and waterline and the installation of a storm water management system for a twenty-two acre parcel. Additional infrastructure improvements include the installation and/or repair of sidewalks and roadways. Aesthetic improvements include landscaping and the renovation of Base entranceways. Signage will also be erected throughout the Base, depicting the facility’s historical and cultural significance as the oldest continuously active military base in the United States.

Financing Uses	Amount	Financing Sources	Amount	Percent
Renovations/infrastructure/ landscaping/asbestos abatement and related soft costs	\$1,504,000	ESD Grant	\$752,000	50%
		Grantee Equity	752,000	50%
Total Project Costs	\$1,504,000	Total Project Financing	\$1,504,000	100%

Design and Construction:

Design and Construction (“D&C”) staff will assist in the selection of consultants, review and approve design drawings, final construction documents, addenda, and associated cost estimates, and monitor the bid and contract award processes. D&C will, at its option, attend construction meetings and monitor construction progress. D&C will review and approve all change orders, contractor requisitions and verify that all requirements have been satisfied prior to the approval and release of ESD funds.

The aforementioned project will be reviewed in conjunction with D&C requirements and forms.

Statutory Basis – Aid to Localities – Base Redevelopment:

The project was authorized in the 2008-2009 New York State budget and reappropriated in the 2009-2010 New York State budget. No residential relocation is required as there are no families or individuals residing on the site.

Disclosure and Accountability Certifications:

The Grantee has provided ESDC with the required Disclosure and Accountability Certifications. Grantee’s certifications indicate that Grantee has no conflict of interest or good standing violations and, therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.