



Griffiss Business and Technology Park 2023 Investment

1995-2023 Investment Summary

	2020	2021	2022	2023	1995 - 2023 Total
Road Infrastructure + Airfield Improvements	\$6,000,000	\$8,600,000	\$12,400,000	\$3,011,000	\$134,011,000
Demolition	-	-	-	-	\$28,900,000
Renovations	\$14,700,000	\$11,200,000	\$4,700,000	\$580,000	\$234,180,000
New Construction	\$110,900,000	\$46,700,000	\$23,600,000	\$9,643,000	\$508,643,000
A/E and Fees	\$8,500,000	4,300,000	\$1,500,000	\$1,000,000	\$59,000,000
Total Capital Expenditures	\$140,149,269	\$70,828,836	\$25,200,000	\$14,234,000	\$978,968,000

Park Growth

	2017	2018	2019	2020	2021	2022	2023
Tenants	76	77	72	72	76	80	90
Employees	5890	5823	5886	5900	6050	6050*	7800**

➤ Employees reside in over **25 Counties** from across the US

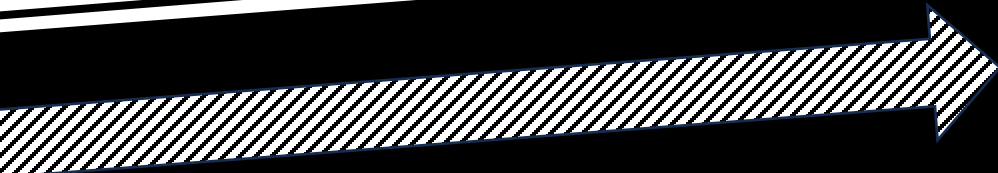
➤ Average STEM wage at Griffiss exceeds **\$100,000**

*No employment data was collected for 2022. This number was carried over from 2021.

**Employment numbers are difficult to aggregate as many employees that would normally be on the Park are still working remotely or in a hybrid remote/in-person arrangement. This number is derived from anonymous cell phone data and AI algorithms.

Griffiss Park Tax Revenue

	2018	2019	2020	2021	2022	2023
Oneida County	\$497,500	\$637,179	\$582,668	\$639,686	\$662,870	\$744,680
Schools	\$1,682,350	\$1,844,747	\$1,882,291	\$2,006,234	\$2,370,306	\$2,443,118
City of Rome	\$1,119,260	\$1,197,900	\$1,160,843	\$1,277,605	\$1,313,973	\$1,428,846
Total Griffiss Tax Revenue:	\$3,299,110	\$3,679,827	\$3,625,802	\$4,006,802	\$4,347,149	\$4,616,644



*As an active Air Force Base Griffiss
contributed \$0 to the local Tax Revenue !*

2023 Featured Projects

- **Skyline Rezoning**
- **Triangle Parcel Master Plan with Oneida County**
- **Hangar Road Pedestrian Infrastructure**
- **BAH SCIF**
- **Kelberman Promise Preschool**
- **GLDC Gas Conversion**
- **Kris-Tech Wire Expansion**
- **GLDC Master PILOT Extension**
- **Air City Lofts Phase 3 Certificate of Occupancy**
- **GLDC Leases: Arcfield, HII, and ICAN**

Kelberman Promise Preschool Program

- Kelberman will locate a second site in Rome for its Promise Preschool Program, serving preschool-aged children on the autism spectrum.
- The program will be located in B796, the former GI Building.
- Kelberman received \$600,000 in ARPA money from Oneida County and an additional \$500,000 CFA award from Empire State Development.
- The program will serve up to 30 children and create 24 new jobs.



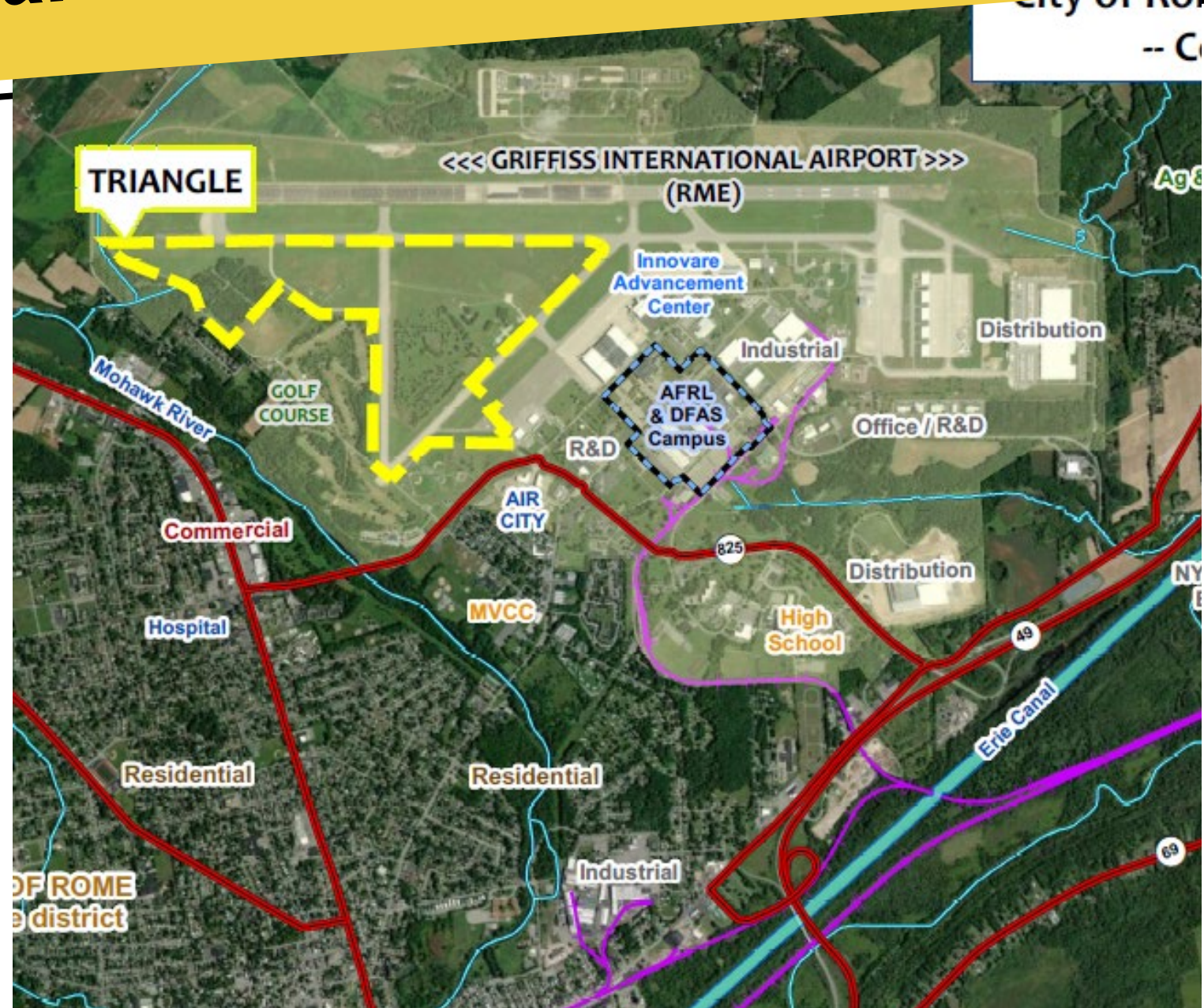
GLDC Gas Conversion Project



- GLDC has invested \$2.2 million dollars in the project. Of that, 80% has been funded through EDA money.
- GLDC awarded a contract to Ontario HVAC for \$1,888,000 million.
- Eight GLDC-owned buildings were converted from steam to natural gas.
- The project is nearing completion and will be finished in spring 2024.

Triangle Parcel Master Plan

- Total development area: 332 acres, with 276 acres to be developed in the near-term.
- Submitted FAST NY application for \$23 million, out of a total project cost of \$26.6 million.
- FAST NY funds will be used for infrastructure investments including electrical, water, sewer, gas, and roundabout construction at NY825 and Perimeter Road.
- Oneida County has committed ~\$1 million to environmental and engineering on the site to date.



Kris-Tech Wire Expansion



- \$6,750,000 capital project involving construction of a 74,000 SF addition to the existing Otis Street facility.
- Five new jobs created.
- Kris-Tech consolidated warehousing and storage operations with manufacturing operations resulting in cost savings and efficiency.
- The project also includes the remodel of some existing space to accommodate additional bathrooms, a larger quality and testing lab, and a training center to focus on safety.
- This is the business' third expansion since opening in 2017. There is potential for a fourth expansion in the coming years.

Griffiss Park Landowners Association

Sculpture

GLDC staff rehabilitated “Lookout Landing.” In spring 2024 GLDC will site “Divisions”, a 6-piece iron & wood sculpture donated by Bronx artist Linda Cunningham.

Trail improvements

Staff has begun a strategic effort to reforest the Park. We will embark on a years-long microforest project aimed at biodiversification and carbon capture. This project is in collaboration with New Hartford Rotary and Rome Rotary.

Signage

Additional signs were added at Griffiss Professional Complex and Air City.

Bomber Disc Golf Course

Continues to be one of our most popular assets, regularly filling the Ellsworth Trailhead parking lot. A second parking lot expansion and paving is planned for 2024.

Pedestrian Infrastructure Enhancements

The sidewalk gap on Otis Street has been closed to make the Park safer for walkers. More sidewalk and crosswalks will be added in 2024.



GLDC's Year in Review

- ✈ \$956 Million in CapEx since Griffiss Park was created in 1995
- ✈ \$4.6 Million in taxes generated from Griffiss Park
- ✈ Over 7800 employees work at Griffiss from over 25 counties
- ✈ More than 90 Businesses operate inside Griffiss
- ✈ STEM wages average over \$100,000 annually
- ✈ 2023 AFRL Economic Impact: \$511 Million
- ✈ 2023 Project Highlights: Kris-Tech Wire Expansion, GLDC Gas Conversion, Kelberman Promise Preschool Program, GLDC Master PILOT Extension, BAH SCIF, Triangle Parcel Master Plan, GLDC Lease Renewal, and Skyline Rezoning.





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