



Griffiss Business and Technology Park

**2021 GLDC's
Year in Review**

1995-2021 Investment Summary

	2018	2019	2020	2021	1995-2021 Total
Road Infrastructure/ Airfield Improvements	\$3.66M	\$17.33M	\$6M	\$ 8.6 M	\$116.4 M
Demolition	-	\$17.3M	-	-	\$28.9 M
Renovations	\$5.1M	\$24.56M	\$27M	\$11.1 M	\$226.1 M
New Construction	\$6.12M	\$11.05M	\$110.9M	\$ 46.7 M	\$492.8 M
A/E and Fees	\$1.42M	\$4.57M	\$8.6M	\$ 4.3 M	\$56.2 M
Total Capital Expenditures	\$16,300,000*	\$74,805,600	\$142,489,544	\$70,828,836	\$916,785,434

Park Growth

	2014	2015	2016	2017	2018	2019	2020	2021
Tenants	75	76	74	76	77	72	72	72
Employees	5700	5650	5800	5890	5823	5886	5900	5900

- ▶ Employees reside in over 25 Counties from across the US
- ▶ Average STEM wage at Griffiss \$99,000 annually
- ▶ Employment numbers are acquired as part of annual Zip Code Census

Griffiss Tax Revenue

	2016	2017	2018	2019	2020	2021
Total Griffiss Tax Revenue:	\$3,227,350	\$3,166,450	\$3,299,110	\$3,679,827	\$3,625,802	\$4,006,240
Oneida County	\$492,000	\$475,250	\$497,500	\$637,179	\$582,668	\$639,686
Schools	\$1,596,700	\$1,592,000	\$1,682,350	\$1,844,747	\$1,882,291	\$2,006,234
City of Rome	\$1,138,650	\$1,099,200	\$1,119,260	\$1,197,900	\$1,160,843	\$1,277,605

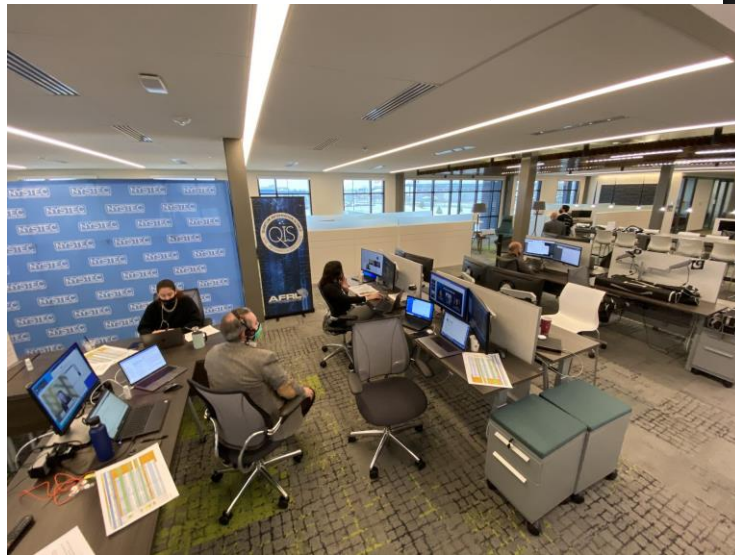
- As an active Air Force Base Griffiss contributed \$0 to the local Tax Revenue

2021 Projects to Note:

- ▶ 99 Otis Street fit out for Booz Allen Hamilton Phase 2
- ▶ Air City Lofts Phase 2 and 3
- ▶ Hangar Road Rome LLC
- ▶ Orgill Distribution Center
- ▶ Innovare and Skydome
- ▶ UAS Test Site
- ▶ Griffiss Park Landowner's Association
 - ▶ Griffiss International Sculpture Garden
 - ▶ New Signage
 - ▶ Bomber Disc Golf

99 Otis Street LLC

- 31,410 SF corporate headquarters building at Griffiss Park
- Second floor: NYSTEC
- First floor: Booz Allen Hamilton (+ 60 new jobs) and investing \$1.6M (Fit out ongoing on both sides of building)



Booz | Allen | Hamilton



Air City Lofts Aerial View





GRIFFISS

Hangar Road LLC

Project Polaris

- 40,000 sq. ft. 3-story office building
- Building leased to Northpoint Defense and another tech company



NORTH POINT
— DEFENSE —

Built by:



Bonacio
Construction Inc.

www.bonacio.com

Orgill Distribution Center

- 780,000 sq. ft distribution center
- 225 FTE
- Total Capex: \$71 M
- Finished one year ahead of schedule





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Command + Control



Communications



Computers



Intelligence



Cyber



Led by the Air Force Research Laboratory—Information Directorate (AFRL/RI) and Griffiss Institute, in partnership with top high-tech industrial, leading-edge academic, and forward-thinking governmental stakeholders, this facility is the heart of our global community, focused on what it takes to catalyze the key collaborations that spark innovations in areas critical to U.S. strength and economic competitiveness.

UAS Test Site

- 3,872 Successful Test Flights & COUNTING
- 50-Mile UAS Corridor & AAM Proving Grounds
- State-of-the-art UAS Operations Control Center
- Air traffic data capture, display and playback
- Simulation and analysis capabilities
- 11,800 ft. x 300 ft. heavy-duty runway
- Operating air traffic control tower
- Large hangar buildings with multi-story office space
- Instrument landing systems with lighting and weather sensors
- Ample airspace for UAS test operations
- MITRE Engenuity Open Generation 5G Consortium will bring 5G to the New York State 50-mile unmanned aircraft systems corridor between Syracuse and Rome. Open Generation has determined this corridor is a prime location to launch the nation's first 5G unmanned aircraft systems testing range, a designation that will greatly enhance New York's position as a global leader in this emerging technology sector.



Griffiss Park Landowners Association

- ▶ Sculpture – One sculpture was acquired by GPLA. “Breaching Whales” by James Seaman was purchased and installed in October 2021. Seaman also created Nature’s Wrath and Wings of Change which are sited in the roundabouts. Breaching Whales can be found on NYS-825 headed south, outside of Air City Lofts. The Vietnam Veterans Memorial sited a Huey Helicopter as part of their overall installation.
- ▶ Disc Golf – Bomber Disc Golf Course was added to the greenspace along the trail. It consists of 18 holes, with the front nine open and the back nine wooded. It is the most popular feature on the trail to-date and has seen a tremendous amount of use, rain or shine. It currently sits at 4/5 stars on a popular disc golf course ranking app.
- ▶ Trail improvements – Added to shade tree allee on the interior of the trail and planted trees for a flowering memorial grove near the fruit forest. GPLA and Rotary International continue to work together. Tomaselli Architects has developed a master plan for the section of greenspace Rotary wants to “adopt” and we will grow the partnership in the coming years.
- ▶ Capital Projects – Wayfinding Phase 1 is complete with new 28 new signs being up throughout the major thoroughfares in the Park. Phase 2 is ongoing and will replace all of the existing address signs. This will promote better wayfinding and visual continuity across the Park and with the City of Rome.
- ▶ Long range planning – A crosswalk between March and Ellsworth is planned for Spring 2022. Design documents are secured and will go out to bid in the winter. This will increase pedestrian connectivity and safety. Staff is planning on engaging with a design firm for pavilion design documents. A pavilion is one of the most requested Park features.
- ▶ Family activities – United Way hosted their community block party in August 2021. It was a wild success and a wonderful collaboration between United Way, GPLA, Rome FD, Jervis Public Library, Stewarts Shoppes, and Rotary International. Hundreds of people attended to enjoy the festivities.



New
Sculpture

Park-Wide
Signage





COURSE ETIQUETTE

Play Smart:
Never throw into a blind area
when Park users are within range.
Give Park users the right of way.
Be aware of your surroundings
at all times.

Allow faster groups to
play through when possible.

Remain quiet and avoid
unnecessary movements
while others are throwing.

Respect the course:
No littering or graffiti.
Do not abuse equipment,
sculptures, furnishings,
or vegetation.

Be positive, courteous
and responsible.
Help new players
learn the game.

MADE POSSIBLE BY
THE GRIFFISS PARK
LANDOWNERS
ASSOCIATION

FOR MORE
INFORMATION





2021 GLDC's Year in Review

- ▶ \$ 916,785,434 Million in CapEx since Griffiss Park was created in 1995
- ▶ \$4 Million in taxes generated from Griffiss Park
- ▶ Over 5,900 employees work at Griffiss from over 25 Counties
- ▶ More than 72 Businesses operate inside Griffiss
- ▶ STEM wages average \$99,000 annually
- ▶ 2020 AFRL Economic Impact: \$501,461,698
- ▶ 2022 Projects: Air City Lofts Phase 2 and Phase 3, Building 302 redevelopment, Parachute Shop redevelopment, leverage UAV/UAS activities into a major projects, and connect Griffiss Park with the Woodhaven Redevelopment Activity