



# **Griffiss Business and Technology Park**

## **2019 GLDC's Year in Review**

# 1995-2019 Investment Summary

	2016	2017	2018	2019	1995-2019 Total
Road Infrastructure/ Airfield Improvements	\$200,000	\$6.6M	\$3.66M	\$17.33M	\$101.75M
Demolition	\$1.67M	-	-	\$17.3M	\$28.9M
Renovations	\$14.05M	\$500,000	\$5.1M	\$24.56M	\$181.86M
New Construction	\$2.2M	\$1.78M	\$6.12M	\$11.05M	\$345.3M
A/E and Fees	\$1.2M	\$50,000	\$1.42M	\$4.57M	\$42.76M
<b>Total Capital Expenditures</b>	<b>\$19,770,000</b>	<b>\$8,932,000*</b>	<b>\$16,300,000*</b>	<b>\$74,805,600</b>	<b>\$700,598,868</b>

- ▶ 2020 Anticipated Investment: \$94,700,000
- ▶ Over 24 Years of reinvesting into Griffiss Business & Technology Park!
- ▶ \*Missing budget info from Air Force Research Lab

# Park Growth

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

- ▶ 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
Total Griffiss Tax Revenue:	\$3,227,350	\$3,166,450	\$3,299,110	\$3,679,827
Oneida County	\$492,000	\$475,250	\$497,500	\$637,179
Schools	\$1,596,700	\$1,592,000	\$1,682,350	\$1,844,747
City of Rome	\$1,138,650	\$1,099,200	\$1,119,260	\$1,197,900

- ▶ 11.5% increase from 2018
- ▶ As an active Air Force Base Griffiss contributed \$0 to the local Tax Revenue

# Griffiss Tax Revenue Analysis

	2016	2017	2018	2019
Total Griffiss Tax Revenue:	\$3,227,350	\$3,166,450	\$3,299,110	\$3,679,827
Total City of Rome Property Tax Revenue	\$15,086,000	\$15,202,500	\$15,267,813	\$16,279,336
Griffiss Taxes as Part of Rome's Real Property Revenue	7.5%	7.1%	7.3%	7.3%

# 2019 Projects to Note:

- ▶ 99 Otis Street
- ▶ Air City Lofts
- ▶ Orgill Distribution Center
- ▶ Open Innovation Campus
- ▶ Griffiss International Sculpture Garden
- ▶ Enterprise Way Concept Development

# 99 Otis Street LLC - Fully Leased

- 31,410 SF corporate headquarters building at Griffiss Park
- Joint venture between NYSTEC and GLDC (99 Otis St. LLC)
- Second floor: NYSTEC awarded contract for fit out of interior space (+10 new jobs)
- First floor: Booz Allen Hamilton (+ 60 new jobs) and investing \$1.6M (March 2020)
- NYSTEC completion date: September 2019
- Ribbon Cutting held October 16





# Building 240 Redevelopment Site - Bonacio Construction



- \$20.8 million Mixed Use Development project at Griffiss Business & Technology Park
- Phase 1: 84 units of market rate apartments & 36,550 SF of commercial space
- Construction began October 2019, with completion expected by Fall 2020



# Orgill Distribution Center

- Phase 1: 777,600 SF with
- Expansion of 250,000 SF
- Orgill purchasing 64 + acres from GLDC
- 225 full time jobs over 5 years
- \$71 million investment

## Project Timeline:

- site prep targeted Q4 2019
- construction Q2 2020
- occupancy estimated Q3 2021

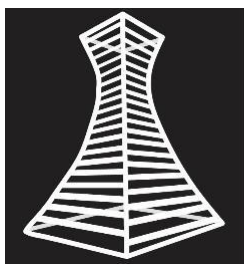


# Griffiss International Airport - Open Innovation Campus

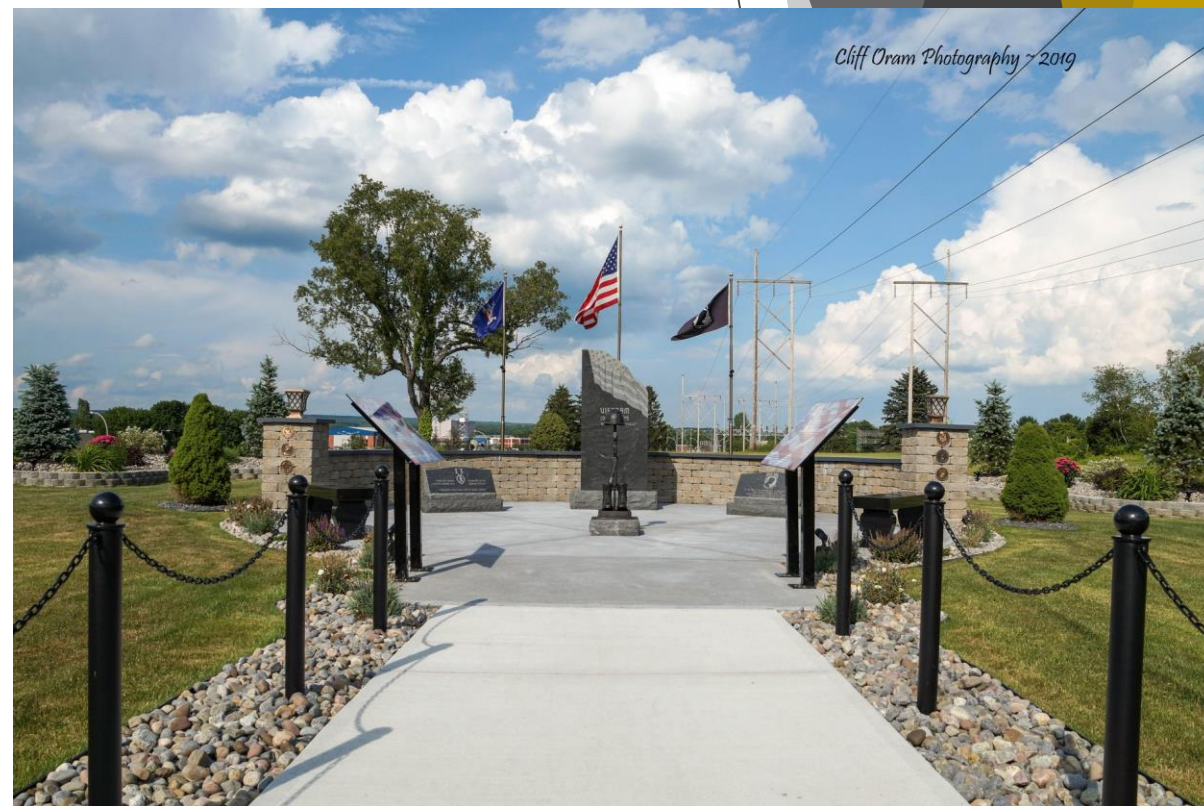
- Open Innovation Campus: a collaborative hub that will produce revolutionary research from those on the forefront of cutting-edge technology
  - Partnership with the Air Force Research Lab, Oneida County, Griffiss Institute, SUNY Poly
  - Campus will look to use Quantum Information Processing to analyze and improve such things as computer hardware and software, data protection, cybersecurity and artificial intelligence





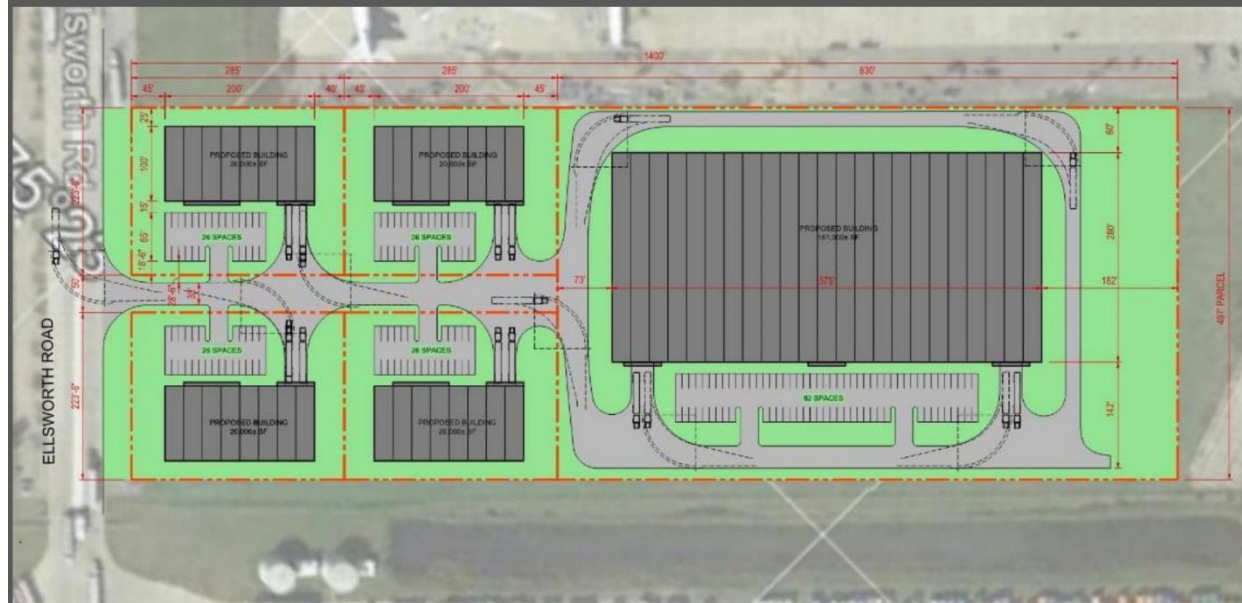


# Griffiss International Sculpture Garden and Nature Trail





# Enterprise Way Development



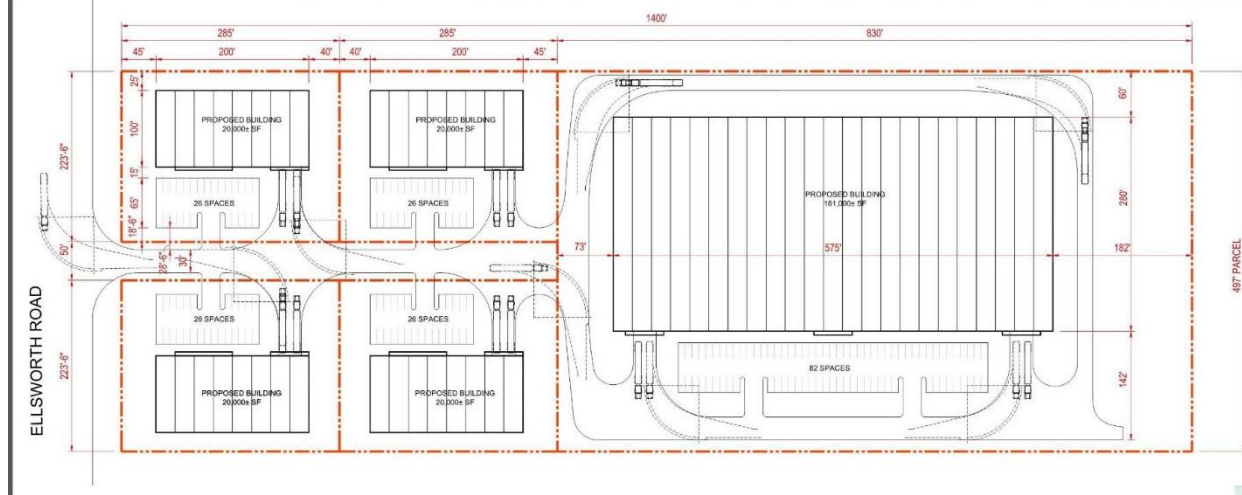
## ENTERPRISE WAY @ GRIFFISS PARK

15 acre site capable of 240,000 SF build out for small and medium-sized industrial facilities.

### Strategic Planning & Feasibility Analysis Underway:

- ✓ Wetlands Delineation & Pre-JD
- ✓ ALTA/NPS Survey and Subdivision
- ✓ Topographic Survey
- ✓ Limited Geotechnical Investigation
- ✓ Conceptual Site Planning
- ✓ Preliminary Site Plan Review
- ✓ State Historic Preservation Office Review
- ✓ Grading Plan
- ✓ Preliminary Engineering for Phase I Infrastructure
- ✓ Environmental Conditions Summary

Shovel-ready site  
study sponsored  
by





# Griffiss Park Landowners Association

- ▶ **New sculpture** - Vietnam Veterans Memorial by The New York State Vietnam Veterans Memorial Inc
- ▶ **Trail improvements** - Shade trees planted along trail as part of 5-year plan, completed connections to the Mohawk River Trail (working with the City on Phase 2 from Chestnut to Delta Dam)
- ▶ **Long-range planning** - Draft completed of the Open Space Management Plan, designed new wayfinding signage and drafted a wayfinding location plan for 2020 installation
- ▶ **Family activities** - GPLA hosted a movie night on the Park, with over 100 people in attendance





# 2019 GLDC's Year in Review

- ▶ **\$700,598,868 Million in CapEx** since Griffiss Park was created in 1995
- ▶ **\$3.7 Million in taxes** generated from Griffiss Park, 7.3% of the City of Rome's total Property Tax Revenue
- ▶ **Over 5,886 employees** work at Griffiss from over 25 Counties
- ▶ More than **72 Businesses operate** inside Griffiss
- ▶ STEM wages average **\$99,000** annually
- ▶ 2018 AFRL Economic Impact: **\$412,268,595**
- ▶ **2020 Projects:** Orgill distribution center, Air City Lofts, Dr. Vinci Medical Building, Booz Allen Hamilton fit out at 99 Otis St, transfer Building 302 from the Air Force, leverage UAV/UAS activities into a major project, and connect Griffiss Park with the Woodhaven Redevelopment Activity