



Project Summary

Project: CANAM Hudson Valley Logistics Owner, LLC
#13022203

Location: Town of East Fishkill

Type of Business: Logistics and Warehouse

Agency Request

Sales Tax Mortgage Tax Exemption PILOT - deviated

Company Description:

CANAM Hudson Valley Logistics Owner, LLC is a Special Purpose Entity created by USAA Eagle Real Estate Company and its affiliate (including Bluewater) in order to construct a warehouse and logistics center in East Fishkill.

Project Description:

USAF and Bluewater proposes to construct and own a logistics and warehouse facility in the former "sports dome" property in the Town of East Fishkill.

The applicant proposed project would develop the property into a warehouse and distribution facility of approximately 530,000 square feet and parking for passenger vehicles and trucks, storm water management, landscaping, site lighting, and other utility structures.

Project Timeline:

Proposed date for commencement of acquisition or construction: 3rd quarter 2022

The actual or expected dates of:

Construction completion: Q1 2024

Occupancy: Q1 2024

Total Cost of Project:

Amount Private Investment

Total Project Cost \$_79,500,000___ Private Investment: \$_79,500,000

Amount of other public financial assistance, grants and source \$_0_

Construction Costs: \$_56,000,000___ Equipment: \$included in construction costs

Company Incentives:

Amount of Sales tax benefits:	\$1,820,000
Amount of Mortgage Recording Tax:	\$387,564
Estimated real property tax exemption with PILOT*	\$14,333,210

Estimated amount of benefit to State & Region*:

Anticipated Property Tax revenue:	\$5,988,103
Anticipated Sales Tax revenue	\$1,882,983
Benefit to Cost Ratio	9:1

**figures based on MRB algorithms*

Estimated Property Value Increase

Current Assessed Value	Current Property Tax (2021)	Estimated New Assessed Value	Net Increase	Est. Year 1 PILOT Payment
\$5,000,000	\$155,188	\$47,100,000	\$42,100,000	\$1,790,145

Employment Impact

Committed total FTE jobs: 100
 Number of existing FTE jobs to be retained 0
 Total Number of new FTE Jobs to be created 100 over 2 years.
 Annualized Average Salary Range of FTE jobs \$52,600
 Estimated Hourly Wage Average: \$25/hr
 Total Number of Construction Jobs to be created 125

Jobs created in the Mixed Use Industry is estimated to have the following spillover impact.

Impact Type	Temporary (Construction) Employment	Permanent (Operations) Impact
Initial	100	125
Direct	16	21
Indirect	6	7
Induced	12	37
Total Effect	134	190

EMSI Impact Scenario Report 7.1.2022

Community Benefits:

- *Revitalization:* The project is consistent the Town’s requirements and would develop a vacant property in the Town of East Fishkill. In 2014, the Town passed “Local Law 4 2014, a local law regarding economic development special permit which specifically aims to redevelop the site. An abandoned sports dome project currently occupies the site
- *Target Industry:* Manufacturing / Distribution
- *Investment:* The project has an estimated project cost of approximately \$79.5 million.
- *Employment:* The project is committing to the creation of 100 direct permanent jobs and is projected to create 125 direct construction jobs.
- Use of Local Contractor(s) and Labor: Yes X No

Project is consistent with Agency's Mission: Yes, the project will promote economic development resulting in construction jobs and permanent employment.

The Project has municipal support:

Municipal Support PILOT

CEO Comments of Importance

The project is speculative and no tenants have been secured at the time of application. The applicant has stated the development and property tax costs are materially higher in Dutchess County compared to neighboring locations. In order to make the property competitive and attractive to end users, the applicant has stated assistance from the DCIDA is necessary. Without the assistance of the DCIDA the project will not be able to proceed.

The applicant has requested a 15 year deviated PILOT.I.

Mission Statement:

The Dutchess County Industrial Development Agency [DCIDA] was created to further economic development in Dutchess County by providing financial assistance to private entities through tax incentives including the issuance of bonds to facilitate the building of capital projects with the resultant construction jobs and permanent follow on employment.