SWOT Analysis
Former Duofold Complex

Herkimer County Industrial Development Agency
John J. Piseck, Jr., Executive Director
Office: (315) 866-3000 Cell: (315) 868-4928
Email: jpiseck@herkimercountyida.org
www.herkimercountyida.org
Former Duofold Complex, Village of Ilion, NY

(Herkimer County)

Strengths:

♦ Property Size
  ◦ 10.7 Acres, 6 acres of flat, developable land adjacent to the buildings
  ◦ Two brick buildings
    • Building A: 124,000 square feet, four stories
    • Building B: 45,000 square feet, one story
  ◦ Maintenance Garage
♦ Inexpensive Municipal Power ($.03/KW)
♦ Redundant High-Speed Fiber
♦ Space for additional development opportunities
♦ Zoned for industrial reuse
♦ Location
  ◦ 65 miles to both Albany and Syracuse
  ◦ 2.5 miles to NYS Thruway
  ◦ Adjacent to Mohawk River/Erie Canal Corridor as well as Empire State Bike Trail
  ◦ Same-day ground transportation access to major population centers of the U.S. and Canada
  ◦ Not affected by many natural disasters i.e. hurricanes, tornados, floods.
  ◦ NYS Environmental Justice Area
♦ Incentives Available
  ◦ NYS Brownfield Tax Credit
  ◦ New Market Tax Credit
  ◦ Herkimer County IDA PILOT
  ◦ Qualified HUBZONE
  ◦ Historical Tax Credits
  ◦ 10 year property tax free
♦ Phase I Environmental Site Assessment completed August 2019 with some remediation underway
♦ 24 hour emergency services (police, fire, ambulance)
♦ Transparency with the Mayor of Ilion and Herkimer County Industrial Development Agency to ensure work is completed in a timely and efficient manor
SWOT ANALYSIS

Weaknesses:
- Brownfield area
  - Asbestos present
  - Significant water damage
  - General degradation
  - Structural damage in Building A
- Community members undecided/uninformed on the potential reuse opportunities of the Duofold complex
  - See Community Survey Results pie chart

Opportunities:
- With 10.7 acres to work with, there are a lot of different industrial opportunities for the Duofold complex
  - Commercial and industrial use of the complex would provide jobs to the area and decrease the unemployment rate
  - Residential use of the property could provide apartment housing to the community
  - A recreational area or greenspace like a park or playground
  - High speed fiber and inexpensive power ($.03/KW) can provide the services that larger industries require.
- Community outreach project to get the community involved and invested in the reuse of the property
- Phase II Site Assessment beginning August 2020

Threats:
- Potential developer hesitant to move forward with Duofold complex because it is a brownfield site
- The complex might not fit the vision of potential developers
- A use of the property that goes against the communities wishes
- Developer selecting another commercial property because it is not a brownfield site
Community Survey Results

Site Reuse

- 17.86% Open Space or Recreational
- 7.14% Residential
- 7.14% Social, Public, or Institutional
- 30.36% Commercial
- 19.64% Industrial
- 17.86% Mixed Use