

September 21, 2009

TO: The Directors

FROM: Peter Wohl

SUBJECT: Harriman Research & Technology Development Corporation, ("HR&TDC") **History and Year in Review**

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On the occasion of the first meeting of the HRTDC Board since April 7, 2008 I thought it would be useful to offer you the following brief account of what has transpired since the idea of redevelopment of the Harriman Campus was first raised. In addition, a more detailed chronology of key events since the last meeting is provided. It is my hope that this will serve as a refresher regarding where the effort has come from that will help inform our direction for the future.

## **Brief History of HRTDC Harriman Campus Development Activities**

In 1997, the New York State Office of General Services began implementation of the *Strategy for the Modernization of Capital Region State Offices* – also known as “The Albany Plan”. The plan was designed to move all state workers off the Harriman Campus into the downtown areas of Schenectady, Albany and Troy and privatize the Harriman Campus into a university-based research and technology park. In 2004, the Pataki administration announced the creation of the HRTDC as the vehicle to privatize the Harriman Campus.

A Master Plan for Harriman Campus redevelopment was produced in 2006. It called for the creation of an “Innovation Community”. The Plan envisions the kind of live/work/play environment that today’s technology innovators demand. It would put the campus on equal footing with a new generation of university-affiliated research parks – places that become global destinations that cater to creative people. While this plan calls for privatization of virtually the entire campus, Governor Spitzer in 2007 announced a hybrid approach to the development: a mixture of state office space, university and research uses, along with components of the “innovation community” concept.

Successive RFP’s were issued, one in 2006, and one in 2008 in an effort to select a developer that would implement the findings of the Master Plan. For a variety of reasons, these have yet to accomplish that selection; among these are timing, proposal content, pricing, and changes in administration. The 2008 RFP remains open.

As to the "Albany Plan", it was only partially implemented. The Campus remains home for approximately 7400 State workers at the State Police Training Academy and Forensic Laboratory, State Police Headquarters, State Emergency Management Office, Departments of Labor, Tax and Finance, Homeland Security, Correctional Services, and a limited number of

employees from the Division of Budget, Department of Transportation, and Department of Agriculture and Markets Laboratory.

### **Harriman Campus- Recent Development Milestones**

- April 2008- Completed appraisal of five acre plot in Parcel A
- May 2008- HelpGuest Technologies moved in to Business Center
- May 2008- Completed environmental site assessments; Parcels A & E-2
- June 2008- Completed topographical, utility and boundary surveys for Parcel E-2
- July 10, 2008 – HRTDC Board of Directors Meeting
- August 2008- Completed topographical, utility and boundary survey for Parcel D-1
- September 2008- Completed archeological surveys for Parcels A, D-1 & E-2
- October 2008- Completed environmental site assessment for Parcel D-1
- February 2009- Completed traffic signage study & recommendations
- February 2009- Prepared and submitted revised Master Lease for Business Center
- April 2009- New School for Radio & Television occupancy in Business Center
- August 7, 2009 – Commissioners Egan and Hooker announce the new Agriculture and Markets Food Laboratory to be constructed on Harriman Campus