

# **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](mailto:jpiseck@herkimercountyida.org)**

**[www.herkimercountyida.org](http://www.herkimercountyida.org)**

# SWOT ANALYSIS

## 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

Herkimer County

Industrial Development Agency

John J. Piseck, Jr., Executive Director

Office: (315) 866-3000 Cell: (315) 868-4928

Email: [jpiseck@herkimercountyida.org](mailto:jpiseck@herkimercountyida.org)

[www.herkimercountyida.org](http://www.herkimercountyida.org)



# 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:

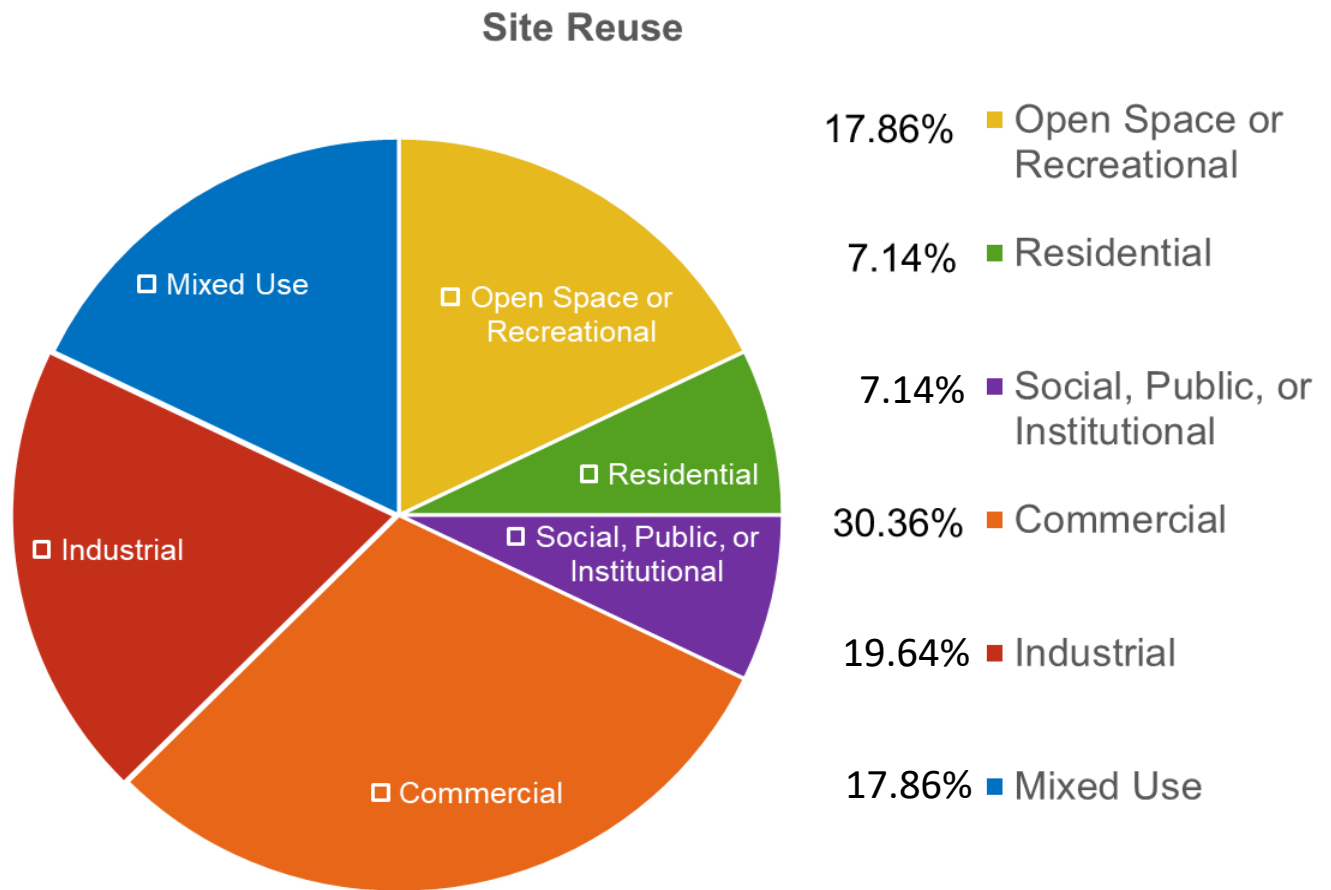
- ◆ Potential developer hesitant to move forward with Duofold complex because it is a brownfield site
- ◆ The complex might not fit the vision of potential developers
- ◆ A use of the property that goes against the communities wishes
- ◆ Developer selecting another commercial property because it is not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

Herkimer County  
Industrial Development Agency  
John J. Piseck, Jr., Executive Director  
Office: (315) 866-3000 Cell: (315) 868-4928  
Email: [jpiseck@herkimercountyida.org](mailto:jpiseck@herkimercountyida.org)  
[www.herkimercountyida.org](http://www.herkimercountyida.org)



# SWOT ANALYSIS

## Community Survey Results



Herkimer County  
Industrial Development Agency  
John J. Piseck, Jr., Executive Director  
Office: (315) 866-3000 Cell: (315) 868-4928  
Email: [jpiseck@herkimercountyida.org](mailto:jpiseck@herkimercountyida.org)  
[www.herkimercountyida.org](http://www.herkimercountyida.org)

