

**IMPACTS OF FULTON COUNTY'S FOUR (4) EXISTING  
INDUSTRIAL/BUSINESS PARKS:**

**A. Johnstown Industrial Park:**

1) Background:

➤ At present, there are 14 buildings located on the 17 lots in the Johnstown Industrial Park:

- Two (2) lots are vacant.

\* One is owned by Pioneer Windows on Union Avenue Extension.

\* One is a 20-acre parcel owned by the IDA on Opportunity Drive.

- One (1) lot has a partially completed building that was previously owned by Johnstown Renewables.

2) Buildings:

➤ All 14 buildings in the Park are currently occupied and being used.

➤ These 14 buildings total over 2.2 million sf of space.

3) 10 Companies Located in these 14 Buildings:

➤ Benjamin Moore

➤ Pioneer Windows (3 buildings)

➤ Walmart Food Distribution

➤ FAGE (2 buildings)

➤ Euphrates (2 buildings)

➤ Electrometrics

➤ DHL Supply Chain

➤ K & M Tire

➤ Propak Logistics

➤ Frasier Enterprises

**B. Crossroads Industrial Park:**

1) Background:

➤ At present, there are 9 lots in the Crossroads Industrial Park:

- There are 7 buildings.

- Two (2) lots are vacant totaling 6.3 acres.

2) Buildings:

➤ All 7 buildings in the Park are currently occupied and being used.

➤ These 7 buildings total over 437,000 sf of space.

3) 6 Companies Located in these 7 Buildings:

➤ Lippert

➤ Midwest Fasteners

➤ Inmar (2 buildings)

➤ Century Linen

➤ NE Water Jet

➤ Alnico

**C. Crossroads Business Park:**

1) Background:

➤ At present, there are 23 lots in the Crossroads Business Park:

- There are 2 buildings.

- 21 lots are vacant.

- 2) Buildings:
  - The 2 buildings in this Park are currently occupied and being used.
  - These 2 buildings total over 36,000 sf of space.
- 3) 2 Companies Located in these 2 Buildings:
  - EPIMED
  - Wells Fargo

**D. Tryon Technology Park:**

- 1) Background:
  - At present, there are 8 lots at Tryon:
    - There is 1 completed building.
    - There is 1 building under construction (Vireo).
    - There are 6 vacant lots.
- 2) Buildings:
  - 1 building is occupied and being used.
  - 1 building is under construction.
  - The 2 buildings total 379,000 sf of space.
- 3) 1 Company Located in the 1 Existing Building:
  - Vireo Health of NY

**E. Property Taxes Generated by Companies in each Park:**

- See attached.

**F. Summary:**

Park	# Buildings	# Buildings Occupied	# Companies	Total Assessed Valuation
Johnstown	14	14	10	\$ 113,294,100
Crossroads	7	7	7	\$ 10,272,400
Crossroads Business	2	2	2	\$ 1,531,000
Tryon	1	1	1	\$ 915,000
<b>Total</b>	<b>24</b>	<b>24</b>	<b>20</b>	<b>\$ 126,012,500</b>

**G. Key Findings:**

- **At present, there are 24 completed buildings in Fulton County's four (4) industrial/business parks.**
- **These buildings total over 3 million sq. ft. of space.**
- **At present, all 24 buildings are occupied and in use.**
- **There is one (1) new building under construction (Vireo).**
- **There is one (1) partially completed building (Johnstown Renewables).**
- **20 companies currently occupy these 24 buildings.**
- **Several companies occupy two (2) or more buildings.**
- **These 20 companies:**
  - 1) **Generate over \$126,000,000 in assessed valuation. This is equivalent to 1,260 homes assessed at \$100,000 each.**
  - 2) **Paid over \$5 million in property taxes to local taxing jurisdictions in 2022.**
  - 3) **Currently employ approximately 2,000 people.**

**PROPERTY TAXES GENERATED BY COMPANIES IN EACH PARK  
(2022)**

PARK	TOTAL ASSESSED VALUATION	2022 TAX RATES			TOTAL TAXES PAID		
		School	City/Town	County	School	City/Town	County
Johnstown Industrial Park	\$ 113,294,100	\$ 17.583637	\$ 13.40	\$ 8.30	\$ 1,992,122.33	\$ 1,518,140.94	\$ 940,341.03
Crossroads Industrial Park	\$ 10,272,400	\$ 17.046860	\$ 19.45	\$ 7.87	\$ 175,112.16	\$ 199,798.18	\$ 80,843.79
Crossroads Business Park	\$ 1,531,000	\$ 17.046860	\$ 19.45	\$ 7.87	\$ -	\$ 26,098.74	\$ 12,048.97
Tryon Technology Park	\$ 915,000	\$ 35.205258	\$ 4.13	\$ 17.73	\$ 32,212.81	\$ 3,778.95	\$ 16,222.95
<b>TOTAL:</b>	<b>\$ 126,012,500</b>				<b>\$ 2,225,546.05</b>	<b>\$ 1,751,496.02</b>	<b>\$ 1,049,456.74</b>
<b>GRAND TOTAL:</b>					<b>\$</b>		<b>5,026,498.81</b>
<b>1. School Districts:</b>							
Taxes paid to Greater Johnstown School District			\$ 2,167,234.49				
Taxes paid to Gloversville School District			\$ 26,098.74				
Taxes paid to Broadalbin-Perth School District			\$ 32,212.81				
<b>2. Municipalities:</b>							
Taxes paid to City of Johnstown			\$ 1,518,140.94				
Taxes paid to City of Gloversville			\$ 229,576.13				
Taxes paid to Town of Perth			\$ 3,778.95				
Taxes paid to Fulton County			\$ 1,049,456.74				