



**Adirondack
Park Agency**

HEADQUARTERS PROJECT UPDATE

PROJECT RECAP AND NEXT STEPS

September 11, 2025

OVERVIEW

- What is the project?
- What is its impact?
- What has changed since the initial conceptual proposal?
- What is our outreach process?



PROJECT LEADERSHIP

- This project involves:
 - Adirondack Park Agency
 - Office of General Services
 - State Historic Preservation Office
 - Division of Budget
 - Village of Saranac Lake



PROJECT RECAP

APA Current Headquarters in Ray Brook



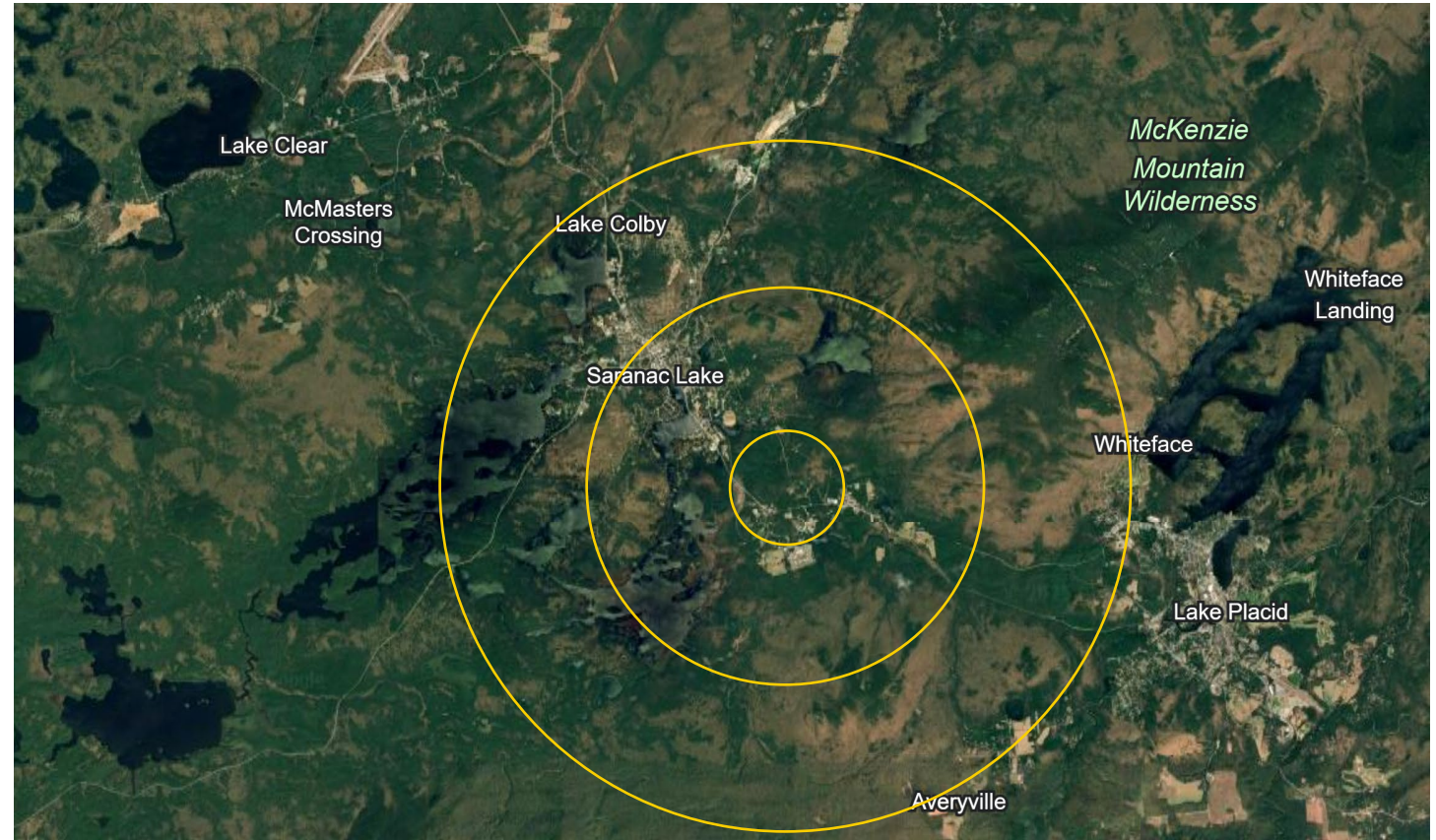
THE PROBLEM

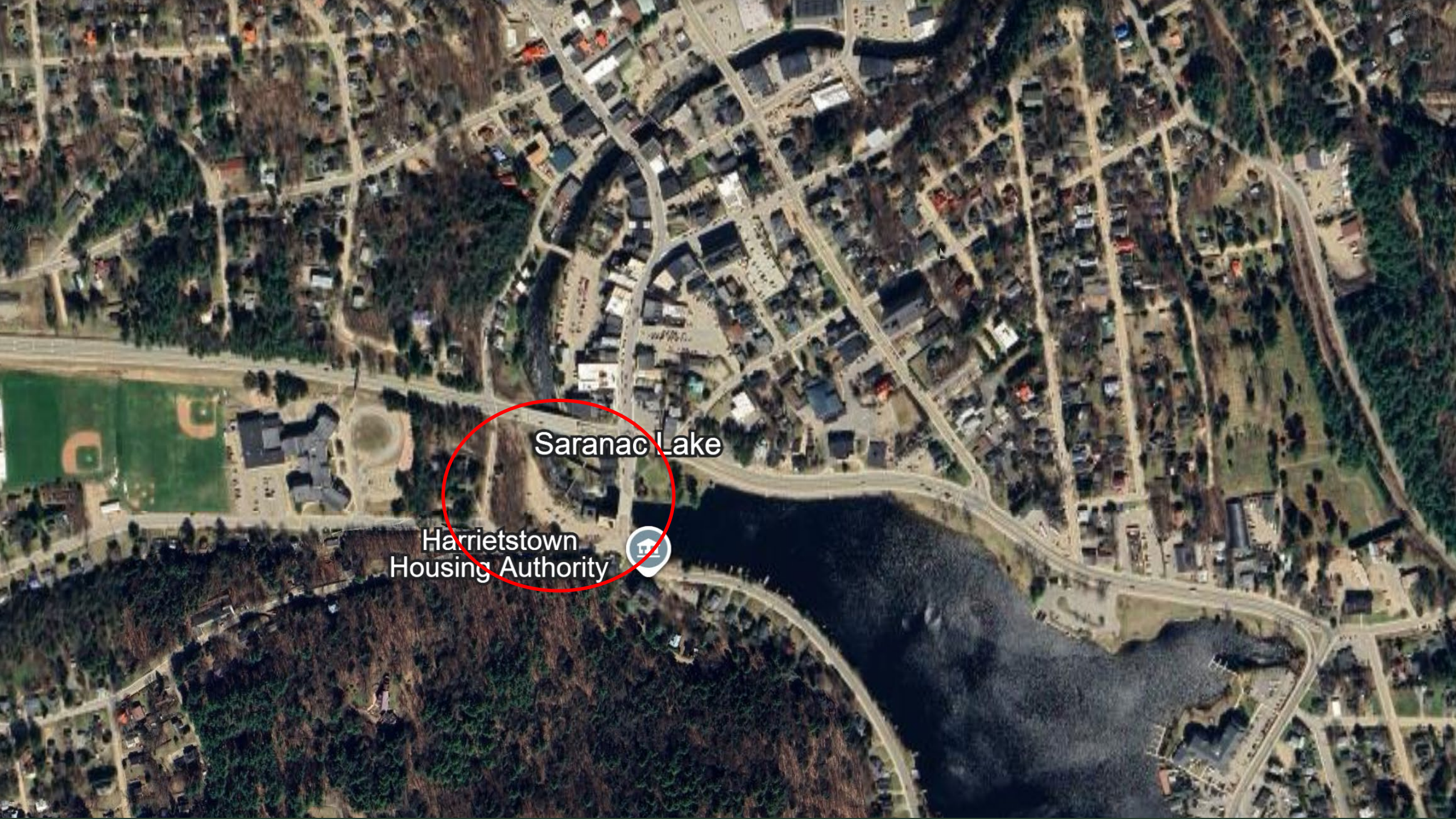


SITE CONSIDERATIONS

The site must:

1. Be within 5 miles of HQ
2. Have no tax roll impacts
3. Have a lease opportunity
4. Be affordable
5. Accommodate needs
6. **Prioritize reuse/renovation**
7. Involve public infrastructure





Saranac Lake

Harrietstown
Housing Authority



VISION

- Locating the Adirondack Park Agency's new headquarters at 1-3 Main St. in Saranac Lake would be **transformational for both the Agency and the community.**
- This is a **unique opportunity for New York State** to showcase green construction, smart growth strategies, historic preservation, and partnership with local government.
- It will set the tone for the Adirondack Park Agency for generations by **making the Agency more accessible and integrated into a community.**

PROJECT HIGHLIGHTS



- **Historic Building** – Adaptive reuse of 9,600 square foot building for office space, conference room, and shared community space
- **New Building** – Additional 18,000 square foot building for offices
- **Board Room** – Meeting space accessible to the public outside of board meetings.
- **Public Parking** – Approx. 70 parking spaces for staff, board members, and the public









IMPACT

- Makes the Agency more accessible and welcoming to the public
- Embodies a dual commitment to the environment and community growth.
- Adaptive, vibrant reuse of a historic structure.
- Better supports employees and creates a safer, more attractive work environment.
- Adds a third space to a local community
- Brings 50-60 stable jobs to a downtown area.



WHAT HAS CHANGED RECENTLY?

- Original project scope came in over budget.
- Focused the project scope to fit new budget while still addressing key needs.
- The Agency secured additional \$10 million in funding to overcome inflation and other cost pressures.

Construction Costs	
Site Development	\$4,000,000
Existing Buildings	\$6,000,000
New Building	\$20,000,000
Construction Costs (Maximum)	\$30,000,000

LOOKING FORWARD

NEXT STEPS

1. Release professional consulting report and additional documents.
2. Work with OGS and Village of Saranac Lake to secure lease.
3. Continue working with OGS to complete design phase; OGS to lead construction and bidding process.
4. Continue public engagement and outreach.



OUTREACH & ENGAGEMENT

- Created project webpage with relevant documents, renderings, etc. at **apa.ny.gov/headquarters-project.html**
- Engaging staff internally, including site visits with Agency union representatives.
- Fall public information session (date TBD).
- Public information staff available to answer questions, provide presentations.
- Coordinate outreach with Village of Saranac Lake to ensure broad project transparency.
- Major project updates will be posted online as they occur.

QUESTIONS?





**Adirondack
Park Agency**