Economic Impact and Fiscal Benefit Analysis

Carver Companies
Coeymans Facilities and Properties

May
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Prepared for:

Carver COMPANIES

About the Study

Carver Companies retained Camoin Associates to evaluate the economic, fiscal, and community impacts generated by the Port of Coeymans, Coeymans Industrial Park, and the businesses operating within this regional industrial ecosystem.

Collectively, the entities analyzed are referred to as Associated Businesses and include Carver Companies operations, tenant businesses, affiliated companies, and other organizations that maintain a business relationship with or conduct operations through Carver Companies facilities and properties The analysis examines employment, earnings, economic output, tax revenue generation, private investment, and community contributions occurring within the Town of Coeymans, Village of Ravena, and Albany County of the Associated Businesses.

The Port of Coeymans and Coeymans Industrial Park have undergone significant investment and growth over the past two decades. These investments transformed the former Powell & Minnock Brick Company property along the Hudson River and the former Frangella Mushroom Farm into a modern maritime, logistics, and industrial campus supporting transportation, manufacturing, construction, and infrastructure-related activities throughout the region.

Data Source
Carver Companies

Geography
Town of Coeymans (including the Village of Ravena) and Albany County

Study Period
2025

Modeling Tool
Lightcast

In addition to measuring the direct impacts of the Associated Businesses, the study evaluates the broader economic activity supported through supply chain spending and employee expenditures throughout the regional economy.

The primary tool used in this analysis is the Lightcast input-output model. Primary data provided by Carver Companies included business entity descriptions, industry classifications, employment, payroll, operational information, and tenant activity.

Economic impacts are presented as direct, indirect, induced, and total impacts. The indirect and induced impacts are commonly referred to as the "multiplier effect."

Measuring the Total Economic "Multiplier Effect"

Direct Impacts

This initial round of impacts is the onsite operations, jobs, and payroll of **Associated Businesses**.

Indirect Impacts

These impacts are created by **suppliers to vendor spending**, and result from the increase in demand for goods and services.

Induced Impacts

These impacts result from **household spending effects**. Employees' earnings enter the economy as they spend their paychecks in the county on food, clothing, and other goods and services.

TOTAL ECONOMIC IMPACT

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Introduction and Background

Carver Companies is a family-owned infrastructure, maritime, materials, construction, and logistics organization headquartered in Albany, New York. A significant portion of its operations are centered at the Port of Coeymans and Coeymans Industrial Park along the Hudson River in Coeymans, New York.

Through its maritime, construction, and industrial businesses, Carver Companies serves as one of the region's most significant private employers and economic anchors, supporting public and private infrastructure, energy, and construction projects across the Northeast, East Coast, Gulf Coast, and Canada.

Carver Companies' operations included in this analysis encompass deepwater port operations, marine transportation, stevedoring, vessel repair, construction, equipment support services, and bulk material packaging and distribution. Through these interconnected businesses, Carver Companies facilitates the movement of cargo and materials, supports major infrastructure and energy projects, maintains critical transportation assets, and provides services that contribute to economic activity throughout the Capital Region and beyond.

Over the past two decades, Carver Companies and affiliated entities have invested approximately $250 million into the redevelopment and modernization of the Port of Coeymans and Coeymans Industrial Park. These investments have included environmental remediation, waterfront improvements, transportation assets, heavy-lift capabilities, and site redevelopment, transforming former industrial properties into a dynamic center of commerce and economic activity.

Today, the Port of Coeymans and Coeymans Industrial Park encompass approximately 425 acres of industrial waterfront property, including approximately 125 acres dedicated to port operations and 300 acres supporting business development and tenant facilities. Together, they serve as a transportation, logistics, manufacturing, and industrial hub with direct access to the Hudson River, New York Harbor, interstate highways, and major markets supporting regional and national supply chains.

This report quantifies the economic, fiscal, and community impacts generated by Carver Companies' economic ecosystem, including the Port of Coeymans, Coeymans Industrial Park, and the network of businesses, organizations, and project partners whose activities are connected to the port and its associated industries. The analysis measures the jobs, earnings, economic output, and tax revenues associated with ongoing operations, while also examining the broader economic activity generated through supply chain spending, employee expenditures, private investment, and community contributions.

The study includes 22 businesses and organizations operating within or connected to the Carver Companies' economic ecosystem, representing a diverse mix of industrial operations, manufacturing, transportation, construction, marine services, hospitality, and waterfront-related activities that collectively contribute to the region's economy, the Associated Businesses.

The Coeymans Industrial Park, owned and operated by Carver Companies, is home to a diverse mix of industrial, manufacturing, logistics, construction, and commercial businesses. Tenants support a range of activities, including material distribution, manufacturing, recycling, industrial maintenance, warehousing, transportation, and construction-related services. Together, these businesses create a regional industrial ecosystem that supports employment, private investment, and economic activity throughout Albany County and the Capital Region.

The broader Port of Coeymans waterfront also includes commercial and recreational amenities, including Coeymans Landing Marina and Yanni's Too Restaurant, which support boating, tourism, and visitor activity along the Hudson River.

The Port of Coeymans has become a critical staging, fabrication, logistics, transportation, and industrial hub for nationally significant infrastructure and energy projects. Major contractors and project partners including Skanska, D.A. Collins, Riggs Distler, and Ørsted have utilized the facility to support bridge construction, utility infrastructure, offshore wind development, heavy-lift transportation, and marine logistics operations.

The facility's deepwater access, heavy-lift capabilities, vessel repair operations, and multimodal transportation connections enable customers to support complex infrastructure projects while reducing transportation and logistics challenges.

Findings from this analysis demonstrate the significant economic, fiscal, and community contributions generated by the Associated Businesses operating within this industrial ecosystem. The results provide elected officials, government agencies, and community stakeholders with concrete data illustrating the role these operations play in supporting employment, private investment, tax revenue generation, infrastructure development, and long-term economic growth throughout the Town of Coeymans, Village of Ravena, Albany County, and the broader Capital Region.

Economic Impact Analysis

The estimates of direct economic activity generated by the Associated Businesses were used as inputs to the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate the total economic impacts on the Town of Coeymans (including the Village of Ravena) and Albany County. Lightcast allows the analyst to input the amount of direct economic activity, in this case, employment across the Associated Businesses and uses these direct inputs to estimate secondary economic effects generated as business and household spending circulates throughout the regional economy through the local and regional economy. This is captured in the indirect and induced impacts, also known as the "multiplier effects."

Using this framework, impacts were modeled across three categories:

- **Direct Effects:** The jobs, earnings, and economic output directly generated by the Associated Businesses.
- **Indirect Effects:** The economic activity generated by businesses in the supply chain that support the Associated Businesses, including local and regional vendors, suppliers, and service providers.
- **Induced Effects:** The economic activity generated when employees at Associated and supply chain entities spend their wages in the local economy on housing, food, retail, healthcare, and other goods and services.

Indirect and induced impacts are distributed based on where supporting businesses are located and where employees spend their earnings. As a result, the multiplier effects are more concentrated at the county level than within the Town itself.

See Attachment A for more information on economic impact analysis methodology and Attachment C Associated Businesses list.



Annual Economic Impact of Operation

Carver Companies

Carver Companies' core operations at the Port of Coeymans directly employ 204 workers and serve as the operational backbone of the port and industrial complex. When the ripple effects of Carver Companies' spending and employment are accounted for, these operations support a total of 210 jobs and nearly $25.8 million in earnings across the Town of Coeymans and Village of Ravena. At the Albany County level, Carver Companies' operations support 327 total jobs and more than $34.5 million in earnings.

Annual Economic Impact of Carver Companies Operations

Town of Coeymans					
	Jobs		**Earnings**		**Economic Output**
Direct	204	$	25,393,399	$	56,998,904
Indirect	5	$	313,874	$	851,578
Induced	1	$	48,446	$	135,656
Total	**210**	**$**	**25,755,719**	**$**	**57,986,138**
Albany County					
	Jobs		**Earnings**		**Economic Output**
Direct	204	$	25,393,399	$	56,998,904
Indirect	75	$	5,818,382	$	14,995,936
Induced	48	$	3,318,774	$	8,702,063
Total	**327**	**$**	**34,530,556**	**$**	**80,696,903**

Source: Lightcast, Camoin Associates**.** Note: Totals may be off due to rounding.

supply chain spending, and employee spending impacts.

Long Term Tenant Companies

Long Term Tenant companies operating at the Port of Coeymans and the Coeymans Industrial Park collectively employ 341 workers on-site and generate significant economic activity throughout the Town of Coeymans, Village of Ravena, and Albany County.

When the ripple effects of tenant operations are accounted for, these businesses support a total of 347 jobs and $18.7 million in earnings across the Town of Coeymans and Village of Ravena. At the Albany County level, tenant operations support 479 total jobs and more than $28.8 million in earnings, demonstrating the broad regional reach of tenant operations and supply chain activity throughout the regional economy.

In total, Long Term Tenant operations generate $107.9 million in annual economic output across Albany County, underscoring the significant role that the port and industrial park play as a hub of regional industrial and commercial activity.

These findings reinforce the Port of Coeymans' role as a regional industrial ecosystem supporting manufacturing, logistics, construction, marine services, and material distribution activities.

Annual Economic Impact of Long Term Tenant Companies Operations

Town of Coeymans					
	Jobs		**Earnings**		**Economic Output**
Direct	341	$	18,249,190	$	78,320,312
Indirect	4	$	263,552	$	843,486
Induced	2	$	140,256	$	396,162
Total	**347**	**$**	**18,652,998**	**$**	**79,559,960**
Albany County					
	Jobs		**Earnings**		**Economic Output**
Direct	341	$	18,249,190	$	78,320,312
Indirect	86	$	6,677,081	$	19,406,764
Induced	52	$	3,886,025	$	10,214,352
Total	**479**	**$**	**28,812,295**	**$**	**107,941,429**

Source: Lightcast, Camoin Associates**.** Note: Totals may be off due to rounding.

Economic Output represents the total value of economic activity generated through operations, supply chain spending, and employee spending impacts.



Project Based Companies

Project Based companies operating at the Port of Coeymans and the Coeymans Industrial Park support a rotating roster of project-specific employment such as contractors, specialists, and tradespeople whose work in the area is directly tied to active projects at the port and industrial park.

These operations directly employ 248 workers on-site. When the ripple effects of their operations are accounted for, these businesses support a total of 249 jobs and $42.3 million in earnings across the Town of Coeymans (including the Village of Ravena), and 386 jobs and $53.0 million in earnings across Albany County. In total, Project Based operations generate $134.8 million in annual economic output countywide, underscoring the significant role the Port of Coeymans and Coeymans Industrial Park play as a hub of regional industrial and commercial activity.

Annual Economic Impact of Project Based Operations

Town of Coeymans					
	Jobs		**Earnings**		**Economic Output**
Direct	248	$	42,079,425	$	102,284,147
Indirect	0	$	70,518	$	410,096
Induced	1	$	122,842	$	341,599
Total	**249**	**$**	**42,272,784**	**$**	**103,035,842**
Albany County					
	Jobs		**Earnings**		**Economic Output**
Direct	248	$	42,079,425	$	102,284,147
Indirect	68	$	6,088,446	$	19,858,825
Induced	70	$	4,813,609	$	12,650,509
Total	**386**	**$**	**52,981,480**	**$**	**134,793,481**

Source: Lightcast, Camoin Associates**.** Note: Totals may be off due to rounding.

Economic Output represents the total value of economic activity generated through operations, supply chain spending, and employee spending impacts.



Combined Annual Economic Impact of Associated Businesses

Associated Businesses collectively employ 793 workers across 22 business entities.

These 793 jobs generate a total annual impact of 1,192 jobs, $116.3 million in earnings, and $323.4 million in output across Albany County. Within the Town of Coeymans (including Ravena), the company's operations support 805 jobs, $86.7 million in earnings, and $240.6 million in output annually.

Combined Annual Impact of Associated Businesses

Town of Coeymans					
	Jobs		**Earnings**		**Economic Output**
Direct	793	$	85,722,013	$	237,603,363
Indirect	9	$	647,944	$	2,105,160
Induced	3	$	311,544	$	873,417
Total	**805**	**$**	**86,681,501**	**$**	**240,581,940**
Albany County					
	Jobs		**Earnings**		**Economic Output**
Direct	793	$	85,722,013	$	237,603,363
Indirect	230	$	18,583,909	$	54,261,525
Induced	171	$	12,018,408	$	31,566,924
Total	**1,192**	**$**	**116,324,330**	**$**	**323,431,812**

Source: Lightcast, Camoin Associates**.** Note: Totals may be off due to rounding.

Economic Output represents the total value of economic activity generated through operations, supply chain spending, and employee spending impacts.

Cumulative Annual Impact in Context

Multiplier Effect

The Associated Businesses create ripple effects throughout the Albany County economy, driving additional spending that supports jobs across a range of industries.

0.50

indirect & induced
jobs created for every
1 direct job

High-Value Employment

Direct jobs at the Associated Businesses pay above-average wages, strengthening household income and the county tax base.

$108,098

average earnings per employee
above the Albany County average wage
$104,593 Albany County average wage

The scale of these impacts reflects the evolution of the Port of Coeymans into a major industrial employment and logistics center serving projects and markets throughout the Northeast.

Impact of Associated Businesses by Sector

The 1,192 jobs supported by the Associated Businesses are distributed across a broad range of industries throughout the Town of Coeymans, Village of Ravena, and Albany County, reflecting the wide economic reach of port and industrial activity.

The 251 jobs supported in the Transportation and Warehousing sector reflect, in part, the significant freight and logistics activity associated with Carver Companies' operations. Each year, approximately 2.5 million tons of cargo move through the Port of Coeymans, supporting local jobs, businesses, and industries while connecting the Capital Region to markets across the East Coast and beyond. Construction, the largest single sector at 278 jobs, reflects both Carver Companies' own construction operations and the multiplier effects of tenant contractor activity at the site.

The Port of Coeymans and Coeymans Industrial Park also support long-standing industrial users such as Heidelberg Materials, whose aggregate and construction material operations further demonstrate the site's role as a diversified industrial and logistics hub serving infrastructure, manufacturing, and construction markets throughout the region.

Jobs Impact by Sector, Associated Businesses

NAICS Code	Name	Total Jobs *Direct, Indirect, and Induced*
11	Agriculture, Forestry, Fishing and Hunting	191
21	Mining, Quarrying, and Oil and Gas Extraction	21
22	Utilities	1
23	Construction	278
31	Manufacturing	34
42	Wholesale Trade	16
44	Retail Trade	27
48	Transportation and Warehousing	251
51	Information	6
52	Finance and Insurance	30
53	Real Estate and Rental and Leasing	39
54	Professional, Scientific, and Technical Services	37
55	Management of Companies and Enterprises	25
56	Administrative and Support and Waste Management and Remediation Services	95
61	Educational Services	8
62	Health Care and Social Assistance	45
71	Arts, Entertainment, and Recreation	12
72	Accommodation and Food Services	50
81	Other Services (except Public Administration)	22
90	Government	4
	Total Jobs	**1,192**

Source: Lightcast

Fiscal Impact Analysis

In addition to the economic contribution, the Associated Businesses also generate fiscal impacts through annual local sales and property tax revenue. The following section estimates the ongoing tax impacts associated with these operations, highlighting the ongoing fiscal contributions to local governments and public services.

Sales Tax Revenue

Associated Businesses

The earnings generated by Associated Businesses employees support additional annual sales tax revenue for Albany County. Total earnings generated across all operations amount to $116.4 million. It is assumed that 90% of those earnings are spent and that 70% of spending occurs within Albany County, reflecting regional commuting and spending patterns. Of the spending that occurs within the county, 25% is assumed to be taxable purchases. Applied against Albany County's 4% sales tax rate, this yields an estimated $732,843 in annual county sales tax revenue attributable to Associated Businesses. [1,2]

Sales Tax Revenue

Total Earnings Generated by Associated Businesses	$	116,324,330
Earnings Spent (90%)	$	104,691,897
Earnings Spent in Albany County (70%)	$	73,284,328
Percent Taxable (25%)	$	18,321,082
Sales Tax Rate		4%
County Sales Tax Revenue	**$**	**732,843**

Source: Camoin Associates, Lightcast

[1] Source: Bureau of Labor Statistics, Consumer Expenditure Survey. Although this figure is not precise, it is considered conservative based on the results of the BLS Consumer Expenditure Survey, which found that households in the Northeast within the typical earning brackets of Carver Companies' employees have limited savings.

[2] A retail leakage analysis of Albany County suggests that a vast majority of the goods and services that employees will be purchasing are available within the county (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third-party proprietary retail spending data, 70% is a reasonable assumption for the amount of in-county spending. (Source: Lightcast Consumer Spending In-Region Availability Analysis)

Property Tax Revenue

Associated Businesses

In addition to the sales tax revenue generated through employee spending, Carver Companies makes substantial direct property tax contributions to local jurisdictions. Based on data provided by Carver Companies and the New York State Department of Taxation and Finance, Carver Companies' properties generate a combined $1,392,334 in annual property tax revenue across all taxing jurisdictions.

The largest beneficiary is the Ravena-Coeymans-Selkirk School District, which receives $973,500 annually and accounts for nearly 70% of total property tax contributions. To put this contribution in context, the Ravena-Coeymans-Selkirk School District's 2025/2026 budget is approximately $57 million, meaning Carver Companies' operations contribute approximately 2% of the district's entire budget. This represents a meaningful contribution from a single private employer to the educational resources available to local families. Albany County and the Town of Coeymans receive $126,698 and $102,544 annually, respectively, while the Village of Ravena receives $189,592. These direct property tax payments represent a tangible and recurring fiscal contribution to the public institutions and services that support the Town of Coeymans and surrounding communities.

These recurring tax revenues reflect both the scale of current operations and the long-term private investment made to redevelop and modernize the site.

Property Tax Revenue

	Amount
Albany County	$126,698
Town of Coeymans	$102,544
Village of Ravena	$189,592
Ravena Coeymans Selkirk School District	$973,500
Total	**$1,392,334**

Source: Carver Companies, New York State Department of Taxation and Finance, Camoin Associates

Local Community Benefit

Carver Companies' economic contributions to the Town of Coeymans, Village of Ravena, and Albany County go beyond the jobs and wages generated by its direct operations. Through a deliberate goal of using local vendors and sustained investment in community organizations, youth programs, and workforce development, Carver Companies serves as a civic anchor in the communities surrounding the Port of Coeymans, one whose influence is felt across supply chains, school districts, fire stations, and neighborhood events alike.

Local Vendor Procurement

Carver Companies' commitment to the Town of Coeymans and Albany County is reflected in where the organization spends its money. In 2025, Carver Companies directed approximately $9.4 million in vendor payments to businesses located within Albany County, reinforcing a procurement approach that keeps dollars circulating in the local economy. These purchases are captured in the impact analysis as “indirect” impacts.

A meaningful share of this spending, roughly $524,000, went directly to vendors headquartered in Ravena and Coeymans, including Capitaland Filter & Supply, Ravena Auto Supply, Tracey Welding, Finke Equipment, Francisco Equipment, and Persico Hardware. These are small, locally rooted businesses whose revenues depend in part on the activity generated at the Port of Coeymans and Carver's broader operations.

The remaining vendor spending, approximately $8.9 million, was distributed across Albany County suppliers including Mirabito, Milton CAT, Haun Welding, Polsinello Lubricants, Hanes Supply, and Kenworth Northeast. These purchases span fuel, equipment, welding services, lubricants, and industrial supplies, the operational inputs that keep a complex, multi-entity infrastructure and maritime business running. Taken together, Carver Companies' local procurement activity represents a substantial and recurring source of revenue for area businesses and the workers they employ.



Community Investment and Civic Engagement

As a long-term owner, operator, and investor within the community, the company has made significant commitments to workforce development, environmental stewardship, housing revitalization, charitable giving, and support for local organizations. Together, these efforts reflect an ongoing investment in the economic and social well-being of the communities in which the company operates.

One of the most significant examples of this commitment is the company's investment in housing and neighborhood revitalization. Through residential and apartment rehabilitation projects, Carver Companies has invested more than $5.5 million to restore and improve residential properties, support neighborhood revitalization, and enhance quality of life within the community.

Carver Companies has also made meaningful investments in workforce development and education. The company has committed $60,000 to a scholarship program with SUNY Cobleskill, providing support for students pursuing careers in Equipment Technology and the skilled trades. In addition, Carver regularly supports student career exploration, facility tours, internships, workforce development partnerships, and technical education initiatives that help connect students and job seekers with career opportunities in maritime, industrial, transportation, and construction-related industries.

As part of the Port of Coeymans Offshore Wind Infrastructure Project, the company committed approximately $1.1 million toward habitat restoration efforts at Schodack Island State Park, supporting the creation of 1.8 acres of new aquatic habitat and environmental improvements along the Hudson River. This investment reflects the company's commitment to balancing economic development with environmental stewardship and long-term sustainability.

Beyond these initiatives, Carver Companies contributes more than $255,000 annually through charitable donations, sponsorships, and community support programs. These investments support local food assistance programs, senior services, educational initiatives, youth athletics, workforce development programs, community events, first responders, and maritime safety organizations throughout the region.

The company also provides more than $100,000 annually in donated equipment, materials, labor, and in-kind services supporting community projects, municipal initiatives, nonprofit organizations, and local events. Additional contributions include community cleanups, emergency responder training, public events, and support for local organizations working to improve quality of life throughout the region.

Together, these efforts demonstrate a long-standing commitment to supporting not only economic growth, but also the environmental, educational, cultural, and social vitality of the Town of Coeymans, Village of Ravena, Albany County, and the broader Capital Region.

Attachment A: What Is Economic Impact Analysis?

An economic impact analysis describes how "new" economic activity entering a region influences the local economy. This "new" money can be generated in two ways:

1) When an industry, event, or policy brings new revenue into the region that would otherwise not exist.
2) When an industry, event, or policy retains revenue that would have otherwise left the region.

Economic impact analyses can also assess the negative economic implications of "losing" a particular business, industry, or attraction, which results in money leaving the region.

Economic impacts do not occur when spending simply shifts from one business or industry to another. For example, town residents attending a game at a new football stadium instead of going to the local movie theater will not generate new economic impacts. However, if town leaders decide to host a concert series at the new football stadium, new visitation and spending related to the concert series would create an economic impact.

Understanding Economic Impacts

Economic impacts are typically broken down into direct, indirect, and induced effects.

Direct Effects are the new activities under investigation.

Example: The sale of RVs from a new manufacturer in Elkhart, IN, to the rest of the country

Indirect Effects reflect the extent of local supply chains for the activity being analyzed.

Example: The steel, tires, and cabinets purchased by the RV manufacturer in Elkhart, IN, from local suppliers, the purchases made by those suppliers from their local suppliers, and so on

Induced Effects represent the actions of employees who are supported by direct and indirect activities.

Example: An employee who works for the RV company's primary tire supplier in Elkhart, IN, purchases groceries at the local supermarket.

Traditionally, the three types of effects are evaluated in terms of jobs, labor income or earnings, industry output or economic output, and value-added or gross regional product. The sum of the direct, indirect and induced effects is equal to the total economic impact.

Estimating Economic Impacts

An input-output (I-O) model is used to estimate these effects. In the US, I-O models are derived from the Bureau of Economic Analysis' National Input-Output Accounts. These accounts provide the economic "recipe" each industry follows to produce its output. This includes the value of inputs purchased from other industries, as well as the contributions of labor, taxes paid, and a measure of profits. I-O models also capture household spending patterns.

These inputs are adjusted for each study area based on the estimated portion of goods and services that businesses and households purchase from local suppliers. Adjustments are also made for in-commuting by workers who then take their earnings home and spend them outside the region.

The resulting "multipliers" show, for each direct dollar spent in the region, how many additional dollars (or cents) are generated at local suppliers (indirect) and providers of goods and services to households (induced). The resulting multipliers show, for each direct dollar spent in the region, how many additional dollars are generated at local suppliers (indirect) and providers of goods and services to households (induced). For example, if an industry has a multiplier of 2.5, every $1.00 increase (or decrease) in direct economic activity ultimately results in a $2.50 increase (or decrease) in total regional economic activity.

Benefits of an Economic Impact Analysis

Economic impact analysis is a flexible tool that can be used to quantify the benefit/cost of a particular project, asset, or industry. To yield the most accurate results, studies of this nature rely heavily on high-quality data and research-based assumptions. A well-crafted economic impact analysis can be used by governments, businesses, and organizations to clearly tell a story about how a specific change will affect a given economic environment.

Attachment B: Data Sources

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data are available by industry, occupation, educational program, and skill type. **Click to learn more.**

Esri ArcGIS Business Analyst combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics, including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes. These datasets can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparisons between places. **Click to learn more.**

A Note about Methodology | Lightcast's input-output model was used to estimate the broader economic impacts of Carver Companies' operations by capturing how direct employment and spending ripple through the local economy. NAICS codes (North American Industry Classification System) were used to assign industry-specific multipliers, which determine how each job or dollar of direct activity translates into additional economic output across the Town of Coeymans and Albany County. Carver Companies provided descriptions of each business entity operating at the Port of Coeymans and the Coeymans Industrial Park, and Camoin Associates matched each entity to the most appropriate six-digit NAICS code for use in the input-output model.

Attachment C: Associated Businesses List

Carver Companies	
Company	**Description**
Port of Coeymans	Deepwater port operations, terminal services, cargo handling, project staging, industrial development, and logistics support for infrastructure, energy, and industrial projects.
Carver Marine Towing	Tug and barge transportation services supporting marine logistics, material movement, project cargo transportation, and waterfront operations.
Carver Stevedoring Northeast	Vessel loading and unloading, cargo handling, lightering, and marine terminal services supporting bulk commodities, breakbulk cargo, and project shipments.
Carver Marine Steel Works	Vessel repair, dry docking, fabrication, blasting, coating, and shipyard services supporting commercial vessels, barges, and marine equipment.
Carver Construction	Heavy civil construction, marine construction, dredging, waterfront infrastructure, site development, utility installation, and environmental remediation services.
Carver Equipment	Equipment ownership, maintenance, and support services utilized across maritime, construction, port, and industrial operations.
North American Packaging	Bulk material packaging, storage, and distribution operation specializing in road salt, deicing products, and other packaged bulk commodities for municipal, commercial, and industrial customers.

Source: Carver Companies

Long-Term Tenant Businesses	
Company	**Description**
Heidelberg Materials	Producer and supplier of aggregates, cement, ready-mixed concrete, and construction materials supporting infrastructure and commercial development projects.
Composite Technology & Infrastructure (CTI)	Industrial construction and maintenance services provider offering mechanical, electrical, fabrication, and plant support services for industrial facilities.
TCI of NY	Waste management and recycling company providing collection, transportation, transfer, and recycling services.
Aprojects	Industrial construction and project services company specializing in equipment installation, mechanical services, maintenance, and project support.
Apalachee Salt Company	Bulk salt storage and distribution company supplying road salt and related materials to municipal, commercial, and industrial customers.
Scotwood Industries	Manufacturer and distributor of industrial salt, liquid deicing solutions, and dust control products serving municipal and commercial markets
Curaleaf	Licensed cannabis cultivation and processing operation producing regulated products for medical and adult-use markets in New York State.
Coeymans Landing Marina	Full-service marina providing dockage, storage, fueling, and marine support services for recreational boaters on the Hudson River.
Yanni's Too Restaurant	Waterfront restaurant serving local residents, visitors, marina customers, and recreational boaters.

Source: Carver Companies

Attachment C: Associated Businesses List (cont'd)

Project-Based Companies	
Company	**Description**
Skanska	Global construction and engineering company utilizing the Port of Coeymans for staging, transportation, and logistics support of major infrastructure projects.
D.A. Collins Companies	Heavy civil construction and materials company supporting transportation, infrastructure, and public works projects throughout the region.
Riggs Distler	Specialty contractor providing construction, installation, and maintenance services for utility, energy, and offshore wind infrastructure projects.
Ørsted	Global renewable energy developer utilizing port facilities to support offshore wind staging, assembly, and logistics activities.
Longvin Marine Service	Provides skilled marine trades and workforce support services for vessel repair, shipyard, and marine construction projects.
R.J. Forbes Painting	Industrial and commercial painting contractor specializing in surface preparation, protective coatings, and corrosion protection services.

Source: Carver Companies

About Camoin Associates

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on LinkedIn, Facebook, and YouTube.

The Project Team

Rachel Selsky
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Supporting Analyst

Our Service Lines

- Strategic and Organizational Planning
- Economic and Fiscal Impact Analysis
- Real Estate Development Analytics and Advisory
- Housing Needs Assessment
- Prospecting and Business Attraction
- Target Industry Analytics and Strategy
- Workforce Development and Talent Retention
- Entrepreneurship and Innovation

