



Redburn Development Partners, LLC
204 Lafayette Street Suite 2
Schenectady, NY 12305

www.redburndev.com

May 21, 2018

Sarah Reginelli, President
Capitalize Albany
21 Lodge Street
Albany, NY 12207

Dear Ms. Reginelli,

Please accept this letter as a formal letter of support and encouragement for the City of Albany's Downtown Revitalization Initiative application.

As you are aware, Redburn Development Companies is currently pursuing a transformational project in Downtown Albany at the Kenmore Complex. This string of 4 buildings and two parking garages in the heart of Albany's urban core have been strangling growth and investment in New York's capital for far too long.

We hope to bring about new vibrancy by rehabbing some of the oldest structures in the City. The total investment will be more than \$55 million, which would be completed in 2020 if all the pieces fall into place, providing hundreds of new apartments, dynamic and carefully curated retail, and leading the charge to turn Albany into an 18-hour downtown.

Our company is currently working in a number of communities throughout New York State that have been awarded DRI funding during the first two rounds. While we have not yet accessed any of the funds we throw our support behind it as we recognize the vital need for our urban communities to invest in programmatic infrastructure that drives private sector investment.

We have attended Albany's public hearings on the application and believe that the City has done an incredible job of outlining its ideas, needs and execution strategies in this very important transitional neighborhood between Albany's historic downtown and exciting new warehouse district. The opportunity is now to invest in an area that we can look back on in 20 years and all comment, "Remember what it used to be like?"

Combine all of this with the exciting new plans for the Skyway and we believe the time is now to invest in Downtown Albany.

If we can be of any assistance, please do not hesitate to contact us!

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Buell', written in a cursive style.

Jeffrey Buell

A handwritten signature in black ink, appearing to read 'Tom Rossi', written in a cursive style.

Tom Rossi

A handwritten signature in black ink, appearing to read 'John Blackburn', written in a cursive style.

John Blackburn

June 1, 2018

Ruth Mahoney and Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodriguez,

We applaud and fully support the City of Albany's application for Governor Cuomo's Downtown Revitalization Initiative \$10 million grant competition. Thank you for the opportunity to provide support and input into the application. As real estate developers and stakeholders in this community, our continued interest and commitment to further investment in the City of Albany remains strong. We are currently in the preplanning stage of developing the Quackenbush Square site. We anticipate this development will result in a total investment of as much \$90,000,000 over the next three years. The construction phase employment could be as high as two hundred people with permanent employment at twenty to forty, and potentially more depending on final uses of the retail components of the project. Having the State's \$10M support in the City of Albany would be critically important as we move forward. Please feel free to contact us at 315-471-2181.

Best regards,



Melissa F. Zell
President and CEO, The Pioneer Companies





HOME LEASING

DEVELOPMENT | CONSTRUCTION | MANAGEMENT

May 25th, 2018

Ruth Mahoney and Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

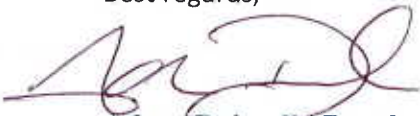
Dear Ms. Mahoney and Dr. Rodriguez,

Home Leasing, LLC fully supports the City of Albany's Clinton Square application for Governor Cuomo's Downtown Revitalization Initiative \$10 million grant competition. Thank you for the opportunity to provide support and input into the application. As significant property owners in the Arbor Hill neighborhood on Clinton Ave and Ten Broeck, this award along with our investment in 70 Rowhomes over the next 2 years is extremely exciting.

Our \$50 million investment will enable residents of Albany to enjoy beautiful affordable living options for years to come. The construction phase employment could be as high as 150 jobs. Permanent employment will be close to 10-13 new jobs. Having the State's \$10M support in Albany- Clinton Square would be critically important as we move forward to revitalizing and reenergizing this wonderful City!

Please feel free to contact me 585-329-0232 with any questions.

Best regards,



Adam Driscoll | Development Manager



180 Clinton Square, Rochester, NY 14604

Cell: 585.329.0232 | Fax: 585.232.3135



Board of Directors

May 29, 2018

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Chairman*

Ms. Ruth Mahoney and Dr. Havidàn Rodriguez

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Capital Region Economic Development Council

*Michele Vennard,
Secretary*

Hedley Park Place

433 River Street – Suite 1003

Troy, NY 12180

John J. Bennett MD

Dear Ms. Mahoney and Dr. Rodriguez,

Walter S. Borisenok

I am pleased to write on behalf of the board and staff of the Palace Performing Arts Center, Inc. (PPAC) to convey our whole hearted support for the City of Albany's application for Governor Cuomo's \$10 million *Downtown Revitalization Initiative* grant competition. As New York's Capital City, Albany should – and can – present visitors and residents with a vision of the best that New York State has to offer. The cultural, economic, and creative resources of our city have the potential to be a model for Upstate Development and an exemplar of New York State's rich history and bright future working hand-in-hand. Receiving this grant funding will help make "Albany" a synonym for innovation in urban redevelopment.

Philip Calderone

Thomas E. D'Ambra

George R. Hearst III

Kevin O'Connor

Marilyn Pendergast

Dominick Purnomo

Hon. Randolph F. Treece

*Mark Eagan,
Ex-Officio Director*

The PPAC owns and operates the historic 1931 Palace Theatre. Standing at a central gateway to the City of Albany, the Palace – and the in-progress plans for its renovation and revitalization – are representative of the remarkable resources that the *Downtown Revitalization Initiative* has to draw on in Albany, as well as the impact that these funds would have in Albany. The Palace is the largest theatre in the region, and regularly brings world-class entertainers to Albany, drawing more than 200,000 patrons a year to downtown. It also serves as the home for the Grammy Award-winning Albany Symphony.

*Hon. Kathy M. Sheehan,
Ex-Officio Director*

Leadership Team

*Susan Rosko Fogarty,
Executive Director*

Our \$29M Renovation and Revitalization Project will expand the Palace's backstage and load-in capacities, enhancing the number and variety of performers we are able to bring to Albany, while also ensuring that all areas of the Theatre, administrative offices, and Arts Education facilities are fully accessible and ADA compliant. This project was a 2017 Regional Economic Development Priority Project and received a \$2.5M Empire State Development grant in the last round of CFA funding. We recently hired the construction management firm for the project and are in the pre-construction phase of planning and fundraising. We anticipate that the project will create 39 new private sector permanent jobs, while retaining 29, and creating at least 68 construction jobs. Conservative estimates project that expanded entertainment options at the Palace will increase its economic benefit to the City of Albany to \$10M annually.

*Owen M. Smith,
Managing Director*

The Palace Renovation and Revitalization Project is part of a larger community-wide effort to develop and brand a Downtown Arts & Entertainment District in Albany. The creation of this District – which will be greatly enhanced by DRI grant recognition – builds on the existing asset of the Palace Theatre to expand performing arts offerings and employment opportunities, further improving the quality of life in the Capital Region. I urge you to support this important project by designating Albany as the 2018 Capital Region *Downtown Revitalization Initiative* recipient. Please feel free to contact me should you have any additional questions or require additional information.

Sincerely,



Susan Rosko Fogarty
Executive Director

BROADWAY 915, LLC
54 STATE STREET
ALBANY, NY 12207

June 1, 2018

Ruth Mahoney & Havidàn Rodriguez
Co-Chairs – Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodriguez,

As the Managing Member of Broadway 915, LLC I fully support the City of Albany's application for Governor Cuomo's \$10.0 M Downtown Revitalization Initiative ("DRI"). Thank you for the opportunity to express this support and to provide input into the application and our proposed project.

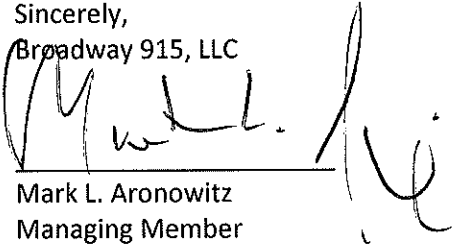
My partner and I have each been involved in the commercial and multi-family real estate sectors in the Capital Region for over thirty-five years. One of my most recent projects was the redevelopment of 58 North Pearl Street from a vacant office building into Steuben Place Apartments, which contains 29 residential units and one storefront occupied by the Steuben Street Market. This project was awarded a \$250,000.00 Main Street Grant through the Regional Economic Development Council competition in 2014 and was completed on time and within budget.

After selling an office building located at 915 Broadway in the Warehouse District, we decided to continue our investment in downtown Albany's resurgence by buying a 1.38 acre parking lot now known as 745 Broadway. This parcel is just north of Pioneer Companies' proposed Quackenbush Square Project and across the street from Fairbank Properties' 80 unit apartment project. When finished our project will complete the linkage between the Central Business and Warehouse Districts.

We are currently in the due diligence and planning phases for the development of 745 Broadway into potentially 130 residential units, 10,800 square feet of retail space and a 225 car garage (see attached Schematic Plan). The total construction cost is estimated at \$35,000,000.00. Without financial assistance through the DRI and/or the Regional Economic Development Council this project will not be economically feasible. One of the pressing needs will be for the City of Albany to improve Jackson Street from Livingston Ave to at least the end of our property line from what is now a gravel road to a real street to provide access to the planned garage. This will enable us to maintain the streetscape on Broadway and to have residents and visitors enter and exit Broadway from a street light at Livingston Ave rather than curb cuts at the property.

We anticipate this development will result in approximately 100 construction jobs and 3 permanent jobs. Receiving the \$10.0 M DRI award for the City of Albany would enable monumental advancements to occur within the identified boundary and is critically important as we move forward with the redevelopment and beautification of numerous sites and the implementation of related projects and programs. Please feel free to contact us should you require any additional information.

Sincerely,
Broadway 915, LLC

A handwritten signature in black ink, appearing to read 'Mark L. Aronowitz', written over a horizontal line. The signature is stylized and cursive.

Mark L. Aronowitz
Managing Member



DOWNTOWN ALBANY
Business Improvement District

21 Lodge Street | 1st Floor
Albany, NY 12207
p 518.465.2143
f 518.465.0139
downtownalbany.org

Georgette Steffens
EXECUTIVE DIRECTOR

Richard Rosen
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Mark Aronowitz
VICE-CHAIRPERSON

Daniel Fariello
TREASURER

Pamela Nichols
SECRETARY

June 1, 2018

Ruth Mahoney & Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodriguez,

The Downtown Albany Business Improvement District fully supports the City of Albany's application for Governor Cuomo's \$10 million Downtown Revitalization Initiative (DRI). This innovative approach to economic development is transforming communities throughout New York State, and will have major impacts to our Capital City should Albany be selected this year.

The Downtown Albany Business Improvement District has worked to restore, promote and maintain the character and vitality of downtown Albany since 1996. We are currently working on two projects that overlap with the Clinton Square area outlined in the DRI application: a wayfinding project and the redesign of Tricentennial Park. Both projects are needed for the growing residential population in Downtown and the significant increase in visitors due to the opening of the new Albany Capital Center last year.

We are in the planning stage of developing a comprehensive, integrated wayfinding system for the Albany's central business district. We have hired Corbin Design to develop concept plans and site potential locations to provide better access to our public parking facilities, as well as move residents and visitors alike throughout Downtown to the vast number of cultural, architectural, recreational, and entertainment destinations.

Wayfinding creates repeat visitation by increasing the awareness of the depth of the destinations our City offers. In many cities they have experienced up to 30% increase in visitors upon implementing a wayfinding program. We anticipate this development will result in a total investment of as much \$700,000 to implement the signage package over the next year and a half.

The BID, in conjunction with CHA, has developed concept plans for the redevelopment of Tricentennial Park. This \$1.2million project has been designed to incorporate technology that is being developed at the Smart Cities Innovation Technology Center at Kiernan Plaza. It will service the over 1,000 residents currently in the CBD, as well as the thousands of residents in two of the lowest income neighborhoods in the City that are directly adjacent to Downtown. The amenities proposed for the Park are not only desired by our residents, but demanded by those choosing to live in an urban environment. These investments will continue to attract new residents, development and retail, ultimately creating a stronger City core, creating new jobs, and increasing property values.

Receiving the \$10 million DRI award for the City of Albany would enable monumental advancements to occur within the identified boundary and is critically important as we move forward with the redevelopment and beautification of numerous sites and the implementation of related projects and programs. Thank you for the opportunity to provide support and input into the application. Please feel free to contact us should you require any additional information. I can be reached at 518.465.2143 ext. 115 or via e-mail at gsteffens@downtownalbany.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Georgette Steffens". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Georgette Steffens
Executive Director



ALBANY PARKING AUTHORITY
25 ORANGE STREET
ALBANY, NEW YORK 12207
Telephone (518) 434-8886

KEVIN O'CONNOR
CHAIRMAN OF THE BOARD

MATTHEW PETER
EXECUTIVE DIRECTOR

May 24, 2018

Ruth Mahoney & Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodriguez,

The Albany Parking Authority (APA) fully supports the City of Albany's application for Governor Cuomo's \$10.0 million Downtown Revitalization Initiative. Thank you for the opportunity to provide support and input into the application. The APA strives to provide convenient and affordable parking in support of economic development in the City of Albany. The area of Quackenbush and Clinton Square where the APA has its Quackenbush Garage, is primed for growth and development.

The Quackenbush Garage will be the main source of public off street parking for the long list of projects currently operating and expanding or slated to begin construction. Directly North of the Garage is the newly expanded Albany Distillery along with hundreds of residential units and the new Capital Repertory Theatre in the planning phase. Directly to the East of the Quackenbush Garage is the planned Palace expansion, the Quackenbush Garage provides the parking for all Palace shows, and the garage will play a more important role as the Palace expands. The planned Skyway construction is directly adjacent to the Quackenbush Garage, which will provide the off street parking once the project is operational.

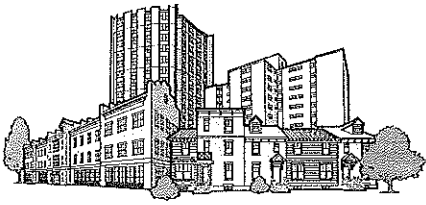
The opening of a second entrance to the Garage from Montgomery Street will not only help with the planned economic development in the direct area but will improve traffic flow and help create a secondary route for pedestrian traffic. The total project cost is projected to be up to \$400,000. It will complement the lighting upgrades, ADA compliance, LED signage and mural projects already completed by APA.

We anticipate this \$400,000 project will contribute to a total investment of as much as \$200.0 M within the identified district boundary in the coming years. The project is estimated to create approx. 10 construction jobs and an estimated 11 permanent jobs would be retained. Receiving the \$10.0 M DRI award for the City of Albany would enable monumental advancements to occur within the identified boundary and is critically important as we move forward with the redevelopment and beautification of numerous sites and the implementation of related projects and programs. Please feel free to contact us should you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Peter', followed by a long horizontal line extending to the right.

Matthew Peter
Executive Director
Albany Parking Authority



ALBANY HOUSING

AUTHORITY

Steven T. Longo, Executive Director

June 1, 2018

Ruth Mahoney & Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

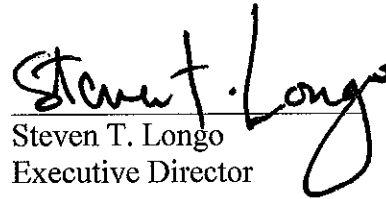
Dear Ms. Mahoney and Dr. Rodriguez,

The Albany Housing Authority fully supports the City of Albany's application for Governor Cuomo's \$10.0 M Downtown Revitalization Initiative. Thank you for the opportunity to provide support and input into the application. For over seventy years, Albany Housing Authority has been providing rental housing for very low, low, and moderate income households in the city of Albany. The Albany Housing Authority owns and operates approximately 2,300 subsidized and tax credit-only rental units, including 500 non-public housing units, and administers approximately 3,000 Project-Based and Tenant Choice Section 8 vouchers. We are currently in the construction phase of the redevelopment of Ida Yarbrough Homes Phase II.

The Ida Yarbrough Homes Project consists of a three-phased redevelopment of 129 public housing units to promote economic diversity in the neighborhood. Phase I included the construction of 61 townhomes and garden-style apartments that incorporated state-of-the-art, sustainable features including highly energy efficient heating systems, green vegetated roofs, enhanced storm water management, water efficient appliances and fixtures, and LED lighting. Phase II, sharing similar amenities to Phase I, includes the construction of a new mid-rise, multi-family building with 62 units and 14 new garden-style affordable apartments on vacant lots adjacent to the mid-rise building. Phase III will include up to ten new homes for sale to first time home buyers. The revitalization of Ida Yarbrough Homes is made possible by the Arbor Hill Neighborhood Plan, which has generated much success for both the Project and the nearby Warehouse District. The neighborhood will emerge in a modern environment with a healthy mix of residential housing and commercial space with a mix of incomes.

We anticipate the redevelopment of Ida Yarbrough Homes will result in a total investment of as much as \$60,000,000. The construction phase jobs created are estimated to be 150 and permanent jobs retained/created as a result of the project will be approximately 30. Receiving the \$10.0 M DRI award for the City of Albany would enable monumental advancements to occur within the identified boundary and is critically important as we move forward with the redevelopment and beautification of numerous sites and the implementation of related projects and programs. Please feel free to contact us should you require any additional information.

Thank you,


Steven T. Longo
Executive Director

191 NORTH PEARL, LLC
189 Jay Street
Albany, New York 12210
rudy@carrowrealestate.com
(518) 337-3705

May 18, 2018

Ruth Mahoney and Havidàn Rodriguez
Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, New York 12180

RE: Governor Cuomo's Downtown Revitalization Initiative Grant
The Wilson at 191 North Pearl
191 North Pearl Street, Albany, New York

Dear Ms. Mahoney and Dr. Rodriguez,

I am writing today to express my support of the City of Albany's application for Governor Cuomo's Downtown Revitalization Initiative \$10 million grant competition.

As a longtime resident, real estate investor and broker, and active community member, I am excited to see what could become of this great downtown neighborhood with the much needed help this grant will provide.

We are currently working towards developing an eighteen unit residential project at 191 N Pearl Street on what has long been an abandoned and environmentally challenged lot near the Palace Theater.

This project will result in an initial investment of approximately \$3,600,000.00 and will create a significant amount of jobs during construction. It will also provide a much needed improvement to such an underutilized area and would be an incredible catalyst to realize numerous other investments that are certain to follow.

Ensuring Downtown Albany has the State's \$10M support is critical as we move forward.

Please do not hesitate to contact me directly at (518) 337-3705 to discuss further.

Sincerely,



Rudy R. Lynch
191 North Pearl, LLC

June 1, 2018

Kostandin Kacani and Enkelejda Papa
Co-Owners
518 Apartments
298 Lark Street
Albany, NY 12210

Dear Ms. Mahoney and Dr. Rodriguez,

With the surplus of vacant and abandoned buildings it has been our mission to help mitigate them and develop the community to its full potential for over 15 years. The implementation of Governor Cuomo's Downtown Revitalization Initiative would only help our efforts to further enhance the communities in which we live and work. For these reasons we fully endorse the City of Albany's application into this grant competition. As members of the community first, and real estate developers second, we would love to see the positive impacts that \$10 million dollars would add to our city. We are currently working with other community leaders to establish an anchor to help aid in the revitalization of one of Albany's more neglected neighborhoods which overlaps with the target area of this grant program. In doing so we hope to increase property values in the surrounding area, allow for an area in which the community can connect, and establish a foundation for the growth of another healthy neighborhood in our city. Providing more employment and promoting a safe, healthy, and community first environment is our priority and the incorporation of the grant would further accelerate this process for our project and others throughout the city. Please feel free to contact us at 518 3313510.

Best,

Kostandin, and Enkelejda