

City of Albany
2018



*Elevating Capital
Spirits*



CLINTON SQUARE



CLINTON SQUARE



ELEVATING CAPITAL SPIRITS



AGENDA

- 1) OVERVIEW
- 2) REGIONAL STRATEGY
- 3) DRI ATTRIBUTES
- 4) PROJECT & PROGRAM
FEASIBILITY



A historic city bursting with new opportunities.

ELEVATING CAPITAL SPIRITS



ELEVATING



ELEVATING



CAPITAL



SPIRITS



SPIRITS





ELEVATING CAPITAL SPIRITS



The background of the slide is a photograph of an outdoor cafe area. In the foreground, there are several large, light-colored patio umbrellas. In the background, there is a modern building with large windows and a balcony. The image is overlaid with a semi-transparent purple and blue gradient.

STATE AND REGIONAL PRIORITIES



GATEWAY

Gateway





NEXT TECH





TALENT

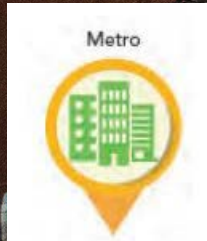


BOXPARK

EAT.
DRINK.
PLAY.



LIFT-OFF



METRO

CAPITAL 20.20 STRATEGIES

CLINTON SQUARE

		Project			Arts & entertainment																	Parking, Transportation & Infrastructure Investments																	Project Development																	Small Business Assistance			Streetscape & Greenspace Amenities																	Workforce Development		
		Palace Theatre Expansion	The Church	Skyway: Albany Happening	Storm Sewer Separation and Flood Mitigation	Water Main Replacements	Water Valve Replacements	Full Lead Service Replacements	Quackenbush Garage Access	Quackenbush Mixed Use	Kenmore Complex	Clinton Avenue Mixed-Income and Affordable Development	745 Broadway	The Wilson	Ida Yarbrough Phase 3	C ³ at Clinton Square	222 North Pearl Street Redevelopment	Small Business Loans & Grants	Craft Beverage Trail	Streetscape Improvements	Skyway Gateway	Tricentennial Park Improvements	Sheridan Steps	Downtown District Signage	Enhanced Garage Connections	Livingston Railbridge Gateway	Van Rensselaer Park Improvements	Palace Academy Technical Training Program	Cyber Hub																																																	
Regional Strategic Goals	Gateway				✓													✓																																																												
	Next-Tech																																																																													
	Talent	✓	✓	✓						✓	✓	✓	✓	✓				✓	✓									✓	✓																																																	
	Lift-off	✓	✓	✓						✓	✓					✓		✓	✓									✓	✓																																																	
	Metro	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓																																																	
State Priorities	Downtown Revitalization	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓																																																	
	Opportunity Agenda	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓																																																	

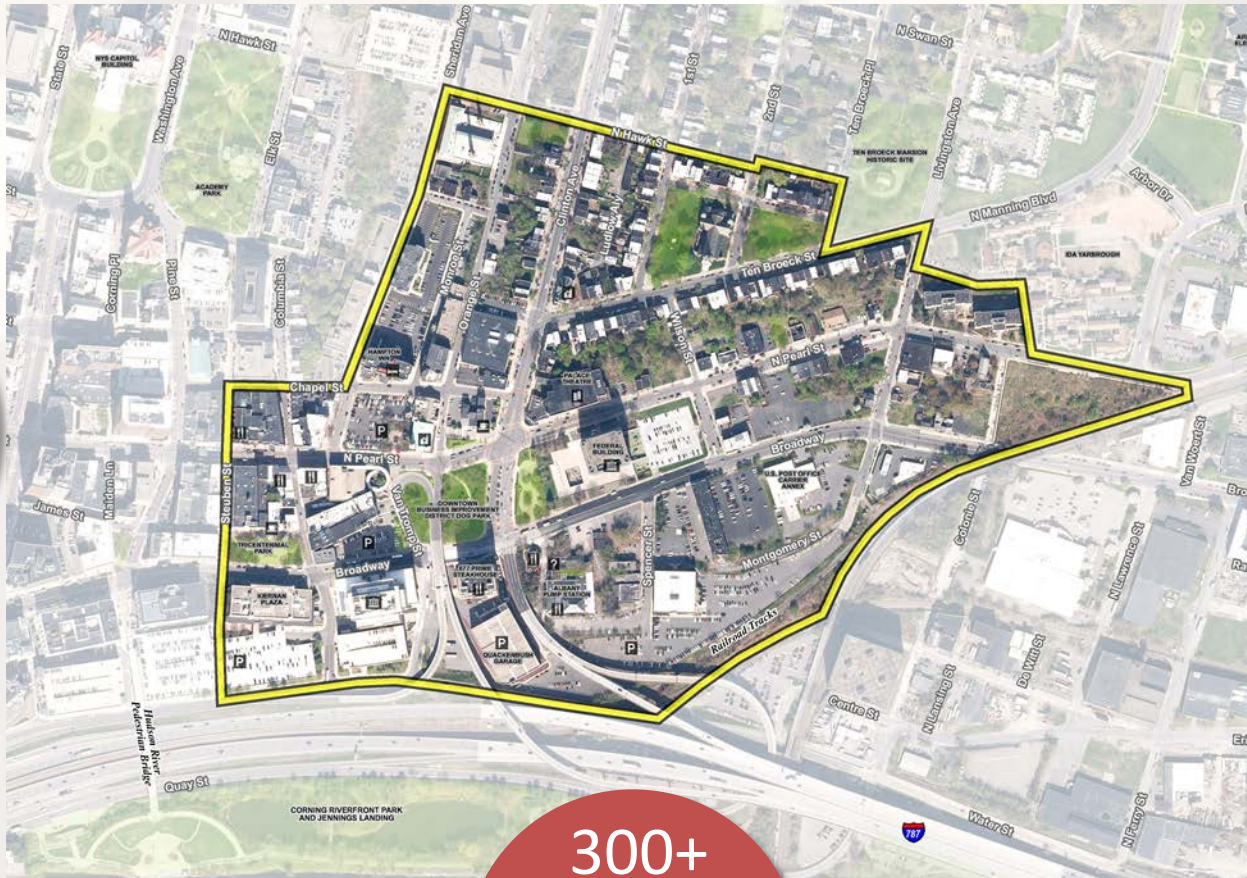


A group of people in business attire are gathered around a ribbon, cutting it with scissors. Confetti is falling all around them, creating a celebratory atmosphere. The scene is overlaid with a semi-transparent purple and blue gradient.

DESIRED ATTRIBUTES OF THE DRI

WELL DEFINED BOUNDARY

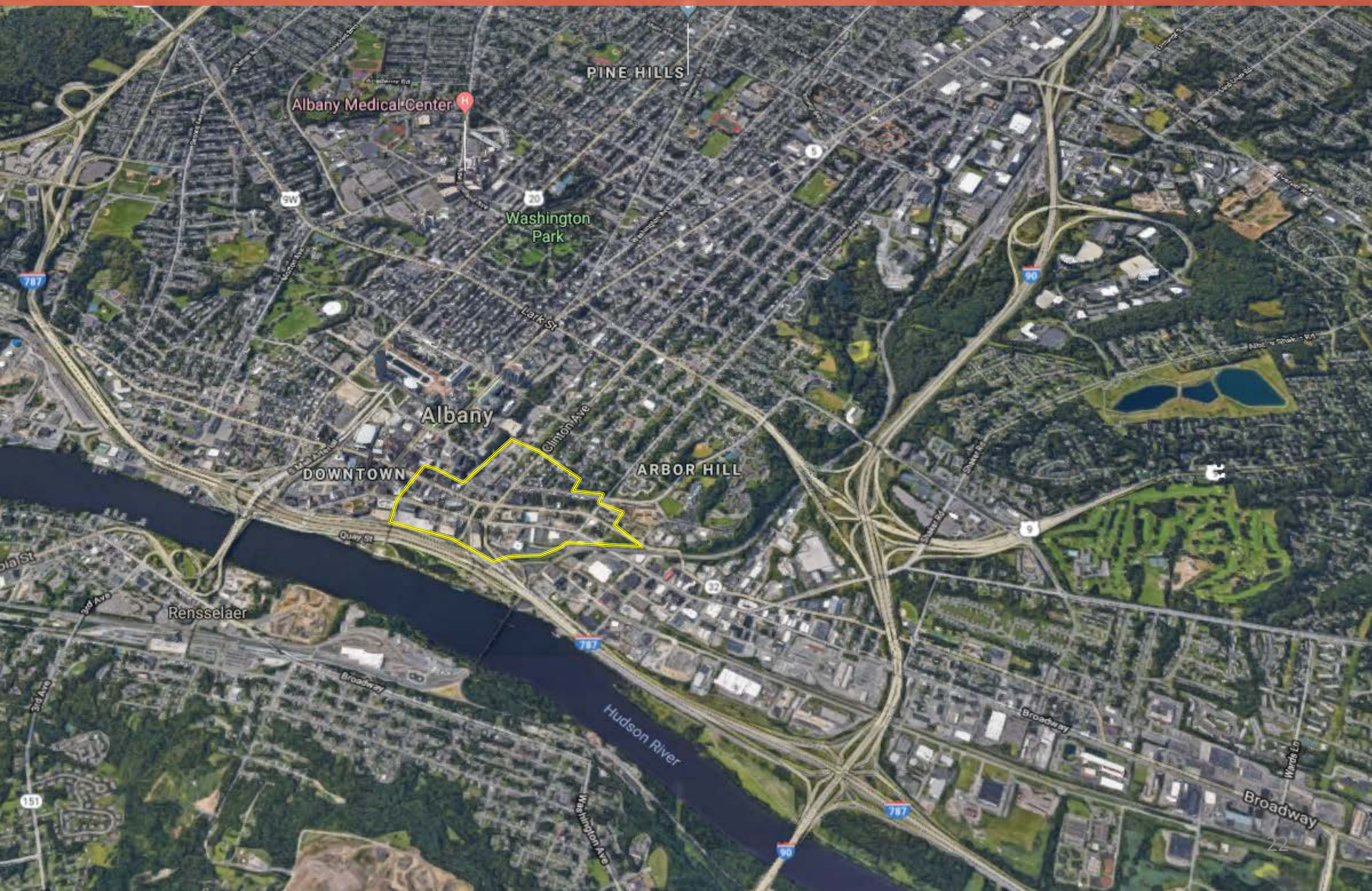
¼ MILE
RADIUS



5 MINUTE
WALK

300+
Years
of rooted
identity

SUFFICIENT CATCHMENT AREA



PAST INVESTMENTS, FUTURE POTENTIAL



488
new, market-rate
residential units
in & around the
district

\$70
million
of foundational
Clinton Sq.
investment

572k SF
of obsolete
commercial
space reused

14
Clinton Sq. CFAs
to Date

\$19
million
Clinton Sq. CFA
awards

PAST INVESTMENTS, FUTURE POTENTIAL



73%
Residential
market coming
from outside of
area

**\$280
million**
of proposed
development

28
Shovel-ready DRI
proposals in
district

7
Round 8 CFAs to
be submitted

623
Proposed
residential units
in Clinton Square

RECENT OR IMPENDING JOB GROWTH



260

Permanent jobs to be created

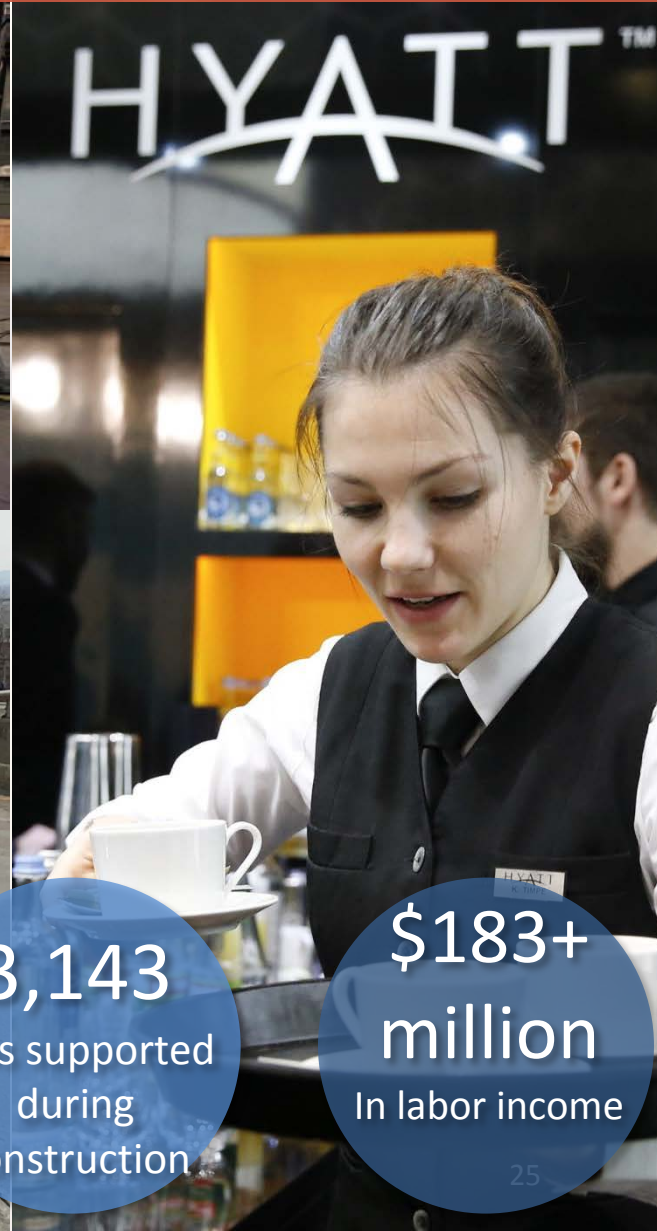
1,200+

Construction jobs to be created



3,000

Existing jobs in Clinton Square



3,143

Jobs supported during construction

\$183+ million

In labor income

RECENT OR IMPENDING JOB GROWTH

Project Description	Projected Employment	Project Description	Projected Employment
Quackenbush Mixed Use new construction of planned 187 apts, 136 room hotel, 16k SF retail and 180 subsurface parking	200 Construction 40 Permanent	Quackenbush Garage Access construct an additional entrance and provide enhanced pedestrian access	10 Construction 0 Permanent
Kenmore Complex renovate 403,000 SF of long abandoned, historic properties lining North Pearl Street into a mixed -use lifestyle center	225 Construction 10 Permanent	Tricentennial Park Improvements implement the redesign of Tricentennial Park	7 Construction 0 Permanent
Ida Yarbrough Phase 3 Construct 10 new homeownership units as part of the redevelopment of the existing public housing low rise site	150 Construction 30 Permanent	Van Rensselaer Park Improvements enhance park with new, inclusive and accessible playground and amenities	5 Construction 0 Permanent
Clinton Ave. Mixed-Income and Affordable Development renovate 70 rowhouses into 212 residential units, leasing office, and retail space	150 Construction 10 Permanent	Enhanced Garage Connections Develop critical pathways from major destinations to the underutilized Quackenbush Garage	5 Construction 0 Permanent
Palace Theatre Expansion expand stage house, renovate theatre including construct arts education, rehearsal, community and office spaces	68 Construction 39 Permanent	Livingston Railbridge Gateway installation of public art, signage, and lighting connecting Downtown to the Warehouse District	5 Construction 0 Permanent
745 Broadway New construction of 130 residential units, 10,800 sq. ft. retail space and 225 car garage on a 1.38 acre site	100 Construction 3 Permanent	Streetscape Improvements design and construction of streetscape & pedestrian safety enhancements	4 Construction 0 Permanent
Small Business Loans & Grants loans and grants for small business owners to activate more than 50,000 SF of vacant, ground floor retail spaces	75 Construction 25 Permanent	Skyway Gateway construct an artistic, signature gateway element to highlight the entryway to the new Skyway linear park	4 Construction 0 Permanent
The Church stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park	50 Construction 2 Permanent	Palace Academy launch an innovative and inclusive arts education and employment program for local residents	2 Construction 2 Permanent
222 North Pearl Street Redevelopment rehab of former police station into 6 new residential units and ground floor space for the Cyber Hub	50 Construction 1 Permanent	Craft Beverage Trail implement and market a two mile trail that links Albany beverage producers	2 Construction 0 Permanent
Cyber Hub create a cyber security- centric hub with co-working spaces, workforce training, meetup and event areas	25 Construction 15 Permanent	Downtown District Signage additional signage and wayfinding for the downtown district	2 Construction 0 Permanent
The Wilson Construct 4-story, 27,000 sq. ft. market rate building with 15 space garage	30 Construction 1 Permanent	Storm Sewer Separation and Flood Mitigation mitigate flooding at Sheridan and Chapel Streets and improve the water quality of the Hudson River	In house
Skyway: Albany Happening develop a multipurpose, interactive venue for arts, performance, and vendor activity on the Skyway	15 Construction 2 Permanent	Water Valve Replacements locate, inspect, test, repair and replace valves on Clinton Avenue, and Pearl Street	In house
C³ at Clinton Square construct a new three-season food and beverage hub at the corner of Clinton Ave. and Broadway	10 Construction 2 Permanent	Water Main Replacements construct new water mains along Broadway corridor from Clinton Avenue to Livingston	In house
Sheridan Steps reconstruction of steps & lighting connecting Sheridan Hollow and Capitol Hill	10 Construction 0 Permanent	Full Lead Service Replacements replace old lead services while restoring older residential in the project area to benefit drinking water	In house

182
Direct new
permanent jobs

\$1
million
Small business
resource pool

2
concept-
proving venues

1
Skill
development
center

1
New workforce
development
program

ATTRACTIVE PHYSICAL ENVIRONMENT



94

Walkscore

8

Parks in Clinton Square

#1

Walkable city for communities under 100,000

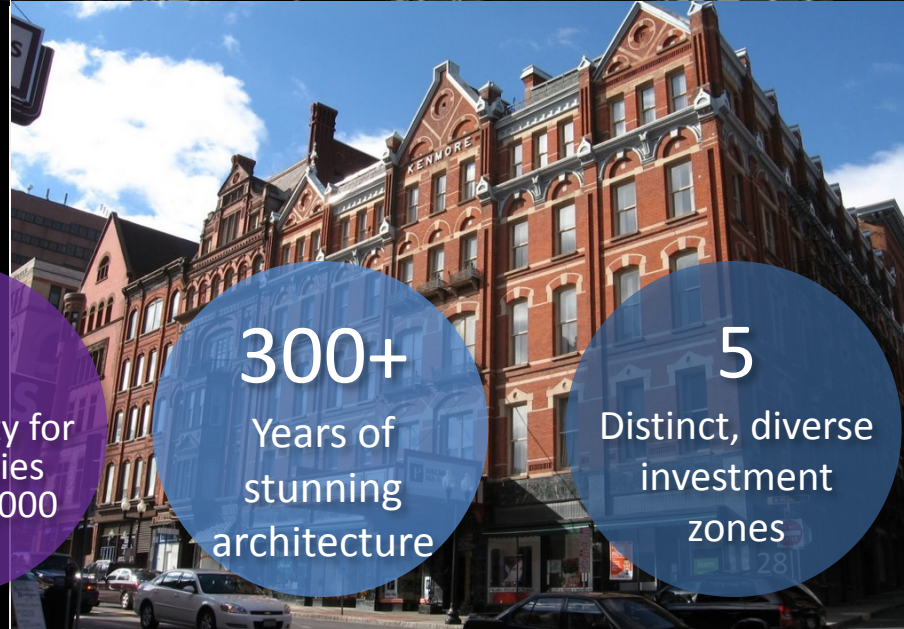
300+

Years of stunning architecture

5

Distinct, diverse investment zones

ATTRACTIVE PHYSICAL ENVIRONMENT



94

Walkscore

8

Parks in Clinton Square

#1

Walkable city for communities under 100,000

300+

Years of stunning architecture

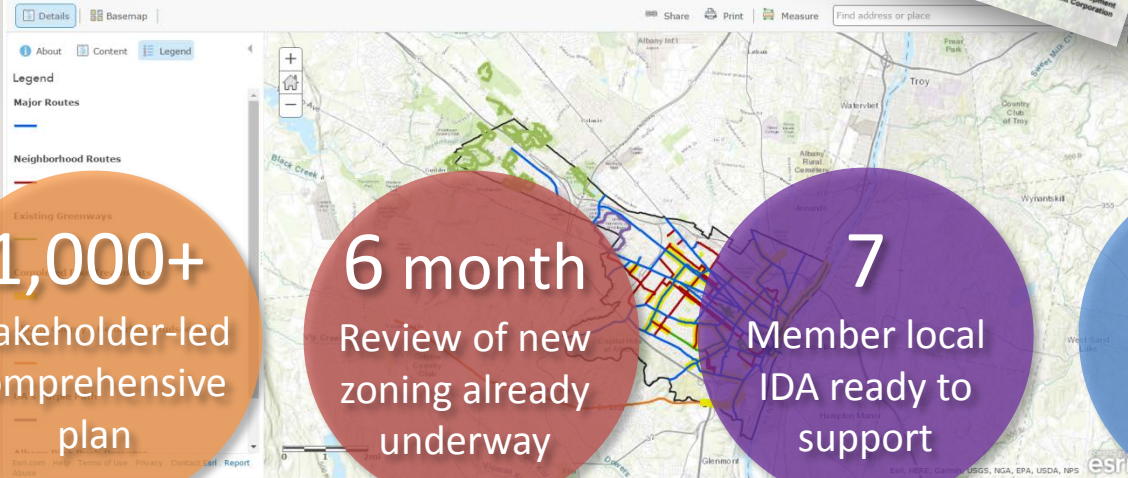
5

Distinct, diverse investment zones

QUALITY OF LIFE POLICIES



ArcGIS - City of Albany Bicycle Master Plan



1,000+

Stakeholder-led comprehensive plan

6 month

Review of new zoning already underway

7

Member local IDA ready to support

2015

Overall downtown revitalization strategy completed

2

Supportive local neighborhood associations

QUALITY OF LIFE POLICIES

Category	Policy	Albany have this?	Name
Planning & Implementation Documents and Policies	Regional Strategic Plan	✓	Capital 20.20 & Opportunity Agenda
	Citywide Comprehensive Plan	✓	Albany 2030
	Downtown Strategic Plan & Market Analysis	✓	Impact Downtown Albany Strategy
	Neighborhood Revitalization Plan	✓	Arbor Hill and Sheridan Hollow Neighborhood Plans
	Local Waterfront Revitalization Plan	✓	City of Albany Local Waterfront Revitalization Plan
	Brownfield Opportunity Area (BOA)	✓	North Albany Warehouse District BOA
	Tax Incentives	✓	485A, 485B, City of Albany IDA
Zoning & Transportation	Multimodal Transportation	✓	TOD Guidebook & BRT BusPlus
	Sustainable and Progressive Zoning and Ordinances	✓	Rezone Albany
	Complete Streets	✓	City of Albany Complete Street Policy & Design Manual
	Bicycle Master Plan	✓	City of Albany Bicycle Master Plan
Structure	Economic Development Organization	✓	Capitalize Albany Corporation
	Business Improvement District	✓	Downtown Albany Business Improvement District
	Public Housing Authority	✓	Albany Housing Authority
	Land Bank	✓	Albany County Land Bank Corporation
	Public Parking Authority	✓	Albany Parking Authority
Inclusiveness	Equal Employment Opportunity	✓	City of Albany Affirmative Action Plan
	Fair Housing	✓	City of Albany Housing Affordability Task Force
	LGBTQ Support & Resources	✓	Capital Region Pride Center
	Internet Connectivity	✓	City of Albany Broadband Study
	Community Policing	✓	Albany Public Advisory Committee

1,000+

Stakeholder-led comprehensive plan

6 month

Review of new zoning already underway

7

Member local IDA ready to support

2015

Overall downtown revitalization strategy completed

2

Supportive local neighborhood associations

SUPPORT FOR THE LOCAL VISION



40+
Strategic Impact
Downtown
partners

18
months
of public
engagement

4
community
meetings,
2 interactive
workshops &
1 survey

150+
Participants

20
Letters from
invested project
partners

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40+

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Downtown
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Participants

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Letters from
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CAPACITY.

Local Administrative Capacity

Category	Activity	City of Albany (Dept. of Planning & Development, Engineering Division & Albany Water Board)	Capitalize Albany Corporation	City of Albany Industrial Development Agency/CRC	Downtown Albany Business Improvement District	Albany Parking Authority	Albany Housing Authority	Affordable Housing Partnership of the Capital Region, Inc.	Community Loan Fund of the Capital Region
Organizational Type		Local Municipality	Private 501(c)(3)	Local Public Authority	Private 501(c)(3)	Local Public Authority	Local Public Authority	Private 501(c)(3)	Non-profit CDFI
Goals/Focus Area									
Policy	Sets economic development policy		✓						
	Manages regional relationships	✓	✓						
Project Implementation	Implements economic development initiatives		✓		✓	✓			
	Conducts project management	✓	✓			✓	✓	✓	✓
	Engages community in initiatives	✓	✓	✓	✓	✓	✓	✓	✓
Incentives & Financial Assistance	Provides real property tax abatement	✓		✓					
	Provides sales tax exemption			✓					
	Provides mortgage recording tax exemption			✓					
	Provides taxable exempt & taxable bond financing			✓					
	Makes grants and/or low-interest loans	✓	✓	✓				✓	✓
Administration	Applies for grants	✓	✓		✓	✓	✓	✓	✓
	Convenes project advisory committees	✓	✓		✓	✓			
	Holds public forums	✓	✓		✓		✓	✓	✓
	Administers grants	✓	✓		✓	✓	✓	✓	✓

1

Capable project manager w/7 professionals

3

Fully-staffed City departments

5

Local public authorities supporting

100+

projects successfully & efficiently managed

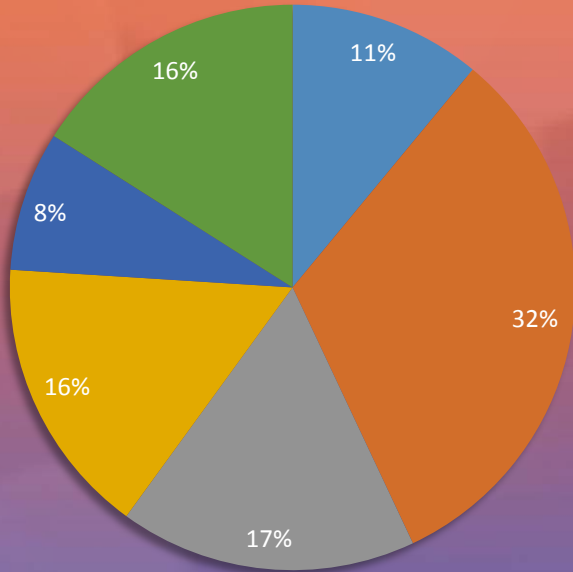
\$100+ million

Public funding managed



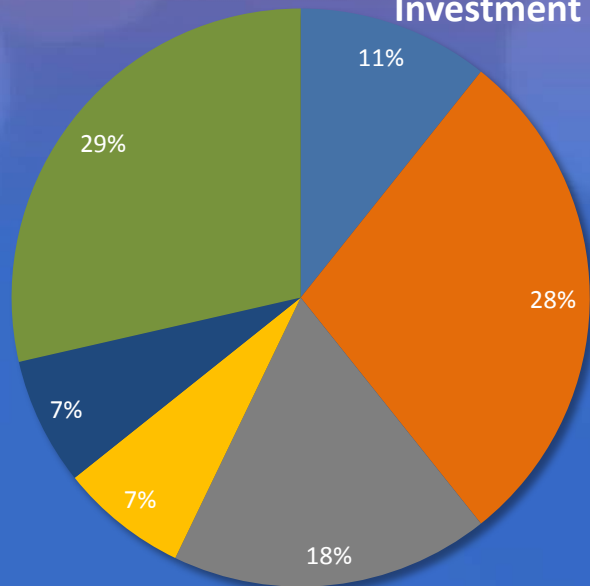
PROJECT & PROGRAM FEASIBILITY

Survey Results: Downtown Revitalization Initiative Investment Priorities

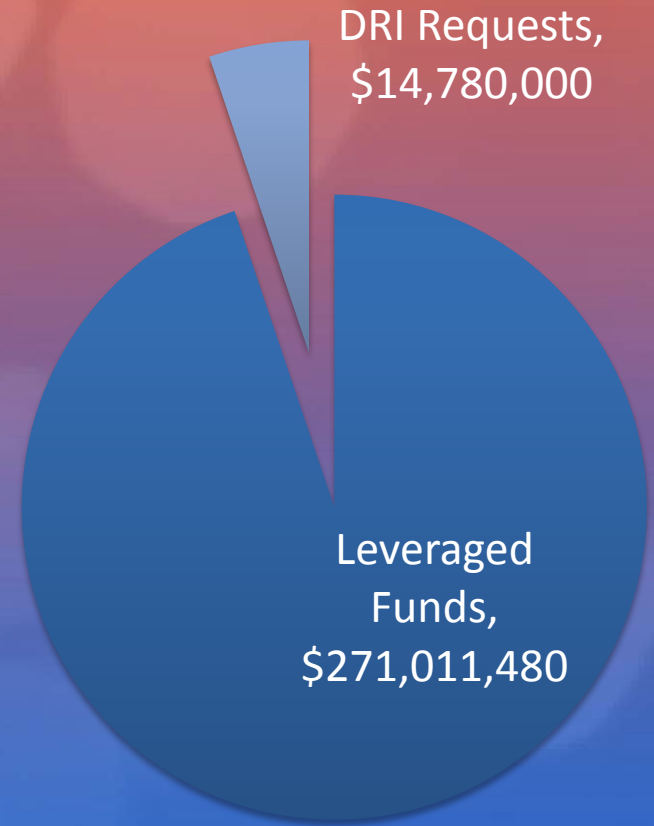


- Arts & Entertainment Investments
- Project Development
- Parking, Transportation & Infrastructure Investments
- Small Business Assistance
- Workforce Development Initiatives
- Streetscape & Greenspace Amenities

Application Results: Downtown Revitalization Initiative Investment Projects



- Arts & Entertainment Investments
- Project Development
- Parking, Transportation & Infrastructure Investments
- Small Business Assistance
- Workforce Development Initiatives
- Streetscape & Greenspace Amenities





PROJECT DASHBOARD:

CRAFT BEVERAGE TRAIL

Small Business Assistance



PRIVATE

- ✓ Site Control
- ✓ Committed Partner
- ✓ Organization Created
- ✓ Fundraising started

Project Description:

Implement and market a two-mile trail that links Albany beverage producers

Project Sponsor:

Capital Craft Beverage Trail

Total Investment: \$200,000

DRI Request: \$100,000

Jobs Created: 2 Construction
0 Permanent

Start Date: Summer 2019

End Date: Summer 2020

Use of Funds:

Info. kiosks, wayfinding, marketing

Direct Leverage: 1:1

PROJECT DASHBOARD:

QUACKENBUSH MIXED USE

Project Development



Project Description:

New construction of planned 187 apts, 136 room hotel, 16k SF retail and 180 subsurface parking

Project Sponsor: Pioneer Companies

Total Investment: \$85,000,000

DRI Request: \$3,800,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ CFA Awardee
- ✓ Permitting

Jobs Created: 200 Construction
40 Permanent

Start Date: Fall 2017 (Brownfield Remediation)

End Date: Fall 2020

Use of Funds: Construction

Direct Leverage: 21:1

PROJECT DASHBOARD:

C³ AT CLINTON SQUARE

Project Development



Project Description:

Construct a new three-season food and beverage hub at the corner of Clinton Ave. and Broadway

Project Sponsor: Capitalize Albany Corporation

Total Investment: \$1,900,000

DRI Request: \$380,000

PRIVATE

- ✓ Site Control
- ✓ Committed Resources
- ✓ Committed Partners

Jobs Created: 10 Construction
2 Permanent

Start Date: Summer 2019

End Date: Summer 2021

Use of Funds: Container Purchase, Installation & Fit-up

Direct Leverage: 4:1



PROJECT DASHBOARD:

KENMORE COMPLEX

Project Development



Project Description:

Renovate 403,000 SF of long abandoned, historic properties lining North Pearl Street into a mixed-use lifestyle center

Project Sponsor: Redburn Development

Total Investment: \$55,000,000

DRI Request: \$1,500,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner
- ✓ Local Review

Jobs Created: 225 Construction
10 Permanent

Start Date: Fall 2018

End Date: Fall 2020

Use of Funds: Interior & Exterior Renovations

Direct Leverage: 35:1

PROJECT DASHBOARD:

CYBER HUB

Workforce Development



PRIVATE

- ✓ Committed Partner
- ✓ Site Control
- ✓ Business Plan

Project Description:

Create a cyber security- centric hub with co-working spaces, workforce training, meetup and event areas

Project Sponsor: Tyler Wrightson

Total Investment: \$500,000

DRI Request: \$100,000

Jobs Created: 25 Construction
15 Permanent

Start Date: Fall 2020

End Date: Fall 2021

Use of Funds: Fit-up

Direct Leverage: 4:1



PROJECT DASHBOARD:

CLINTON AVE. MIXED INCOME

Project Development



PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review
- ✓ PILOT Approved

Project Description:
Renovate 70 rowhouses into 212 residential units, leasing office, and retail space

Project Sponsor: Home Leasing

Total Investment: \$50,000,000

DRI Request: \$500,000

Jobs Created: 150 Construction
10 Permanent

Start Date: Summer 2018

End Date: Summer 2020

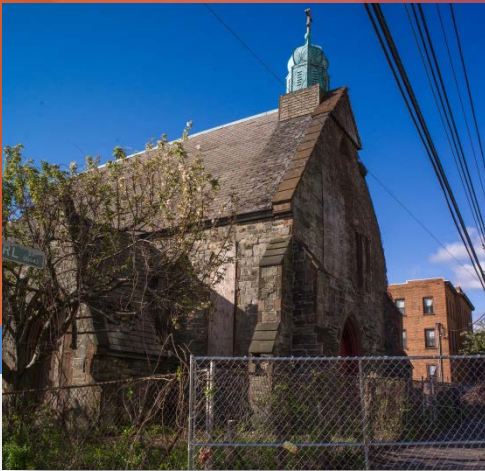
Use of Funds: Renovation costs

Direct Leverage: 99:1

PROJECT DASHBOARD:

THE CHURCH

Arts & Entertainment



Project Description:

Stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park

Project Sponsor: theREP

Total Investment: \$1,300,000

DRI Request: \$300,000

PRIVATE

- ✓ Site Control
- ✓ Committed Resources
- ✓ Committed Partner

Jobs Created: 50 Construction
2 Permanent

Start Date: Summer 2019

End Date: Spring 2021

Use of Funds: Demolition, stabilization & site work

Direct Leverage: 3:1



PROJECT DASHBOARD:

PALACE ACADEMY

Workforce Development



PRIVATE

- ✓ Committed Partner
- ✓ Committed Resources

Project Description:

Launch an innovative and inclusive arts education and employment program for local residents

Project Sponsor: Palace Theatre

Total Investment: \$700,000

DRI Request: \$500,000

Jobs Created: 2 Construction
2 Permanent

Start Date: Fall 2020

End Date: Summer 2021

Use of Funds: Purchase equipment

Direct Leverage: .4:1

PROJECT DASHBOARD:

SKYWAY ALBANY HAPPENING

Arts & Entertainment



PUBLIC

- ✓ Preliminary Design
- ✓ Committed Partner
- ✓ Committed Resources

Project Description:

Develop a multipurpose, interactive venue for arts, performance, and vendor activity on the Skyway

Project Sponsor: City of Albany

Total Investment: \$1,100,000

DRI Request: \$425,000

Jobs Created: 15 Construction
2 Permanent

Start Date: Fall 2019

End Date: Spring 2021

Use of Funds: Construction & Fixtures

Direct Leverage: 1.6:1

FUNDAMENTAL OBJECTIVES OF THE DRI

- ✓ Creation of an active, desirable downtown with a strong sense of place
- ✓ Attraction of new businesses (including Main Street businesses), high-paying jobs & Skilled workers
- ✓ Enhancement of public spaces for arts & cultural events
- ✓ Building a diverse population, with residents & workers supported by different housing & Employment opportunities
- ✓ Growing the local property tax base
- ✓ Amenities to support & enhance downtown living & quality of life



Thank you | Questions?

The background of the slide is a photograph of a construction site. In the foreground, there is a large pile of dirt or gravel. To the left, a yellow excavator is partially visible. In the background, there is a multi-story brick building with several windows. The entire image is overlaid with a semi-transparent blue gradient that is darker at the bottom and lighter at the top.

PROJECT DASHBOARDS

PROJECT DASHBOARD:

222 NORTH PEARL

Project Development



Next.Tech



Metro



Project Description:

Rehab of former police station into 6 new residential units and ground floor space for the Cyber Hub

Project Sponsor: Noah Smith

Total Investment: \$1,000,000

DRI Request: \$200,000

PRIVATE

- ✓ Committed Partners
- ✓ Partial Demo Complete

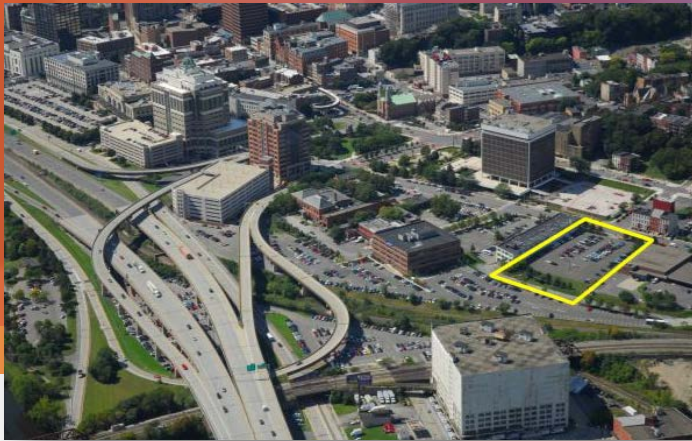
Jobs Created: 50 Construction
1 Permanent

Start Date: Fall 2019

End Date: Fall 2021

Use of Funds: Asbestos abatement

Direct Leverage: 4:1



PROJECT DASHBOARD:

745 BROADWAY

Project Development



PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner

Project Description:

New construction of a planned 130 residential units, 10,800 sq. ft. of retail space and a 225 car garage on a 1.38 acre development site

Project Sponsor: Broadway 915, LLC

Total Investment: \$35,000,000

DRI Request: \$1,000,000

Jobs Created: 100 Construction
3 Permanent

Start Date: Summer 2019

End Date: Summer 2021

Use of Funds: Site prep, construction

Direct Leverage: 34:1

PROJECT DASHBOARD:

C³ AT CLINTON SQUARE

Project Development



Project Description:

Construct a new three-season food and beverage hub at the corner of Clinton Ave. and Broadway

Project Sponsor: Capitalize Albany Corporation

Total Investment: \$1,900,000

DRI Request: \$380,000

PRIVATE

- ✓ Site Control
- ✓ Committed Resources
- ✓ Committed Partners

Jobs Created: 10 Construction
2 Permanent

Start Date: Summer 2019

End Date: Summer 2021

Use of Funds: Container Purchase, Installation & Fit-up

Direct Leverage: 4:1

PROJECT DASHBOARD:

THE CHURCH

Arts & Entertainment



Project Description:

Stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park

Project Sponsor: theREP

Total Investment: \$1,300,000

DRI Request: \$300,000

PRIVATE

- ✓ Site Control
- ✓ Committed Resources
- ✓ Committed Partner

Jobs Created: 50 Construction
2 Permanent

Start Date: Summer 2019

End Date: Spring 2021

Use of Funds: Demolition, stabilization & site work

Direct Leverage: 3:1



PROJECT DASHBOARD:

CLINTON AVE. MIXED INCOME

Project Development



PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review
- ✓ PILOT Approved

Project Description:

Renovate 70 rowhouses into 212 residential units, leasing office, and retail space

Project Sponsor: Home Leasing

Total Investment: \$50,000,000

DRI Request: \$500,000

Jobs Created: 150 Construction
10 Permanent

Start Date: Summer 2018

End Date: Summer 2020

Use of Funds: Renovation costs

Direct Leverage: 99:1



PROJECT DASHBOARD:

CRAFT BEVERAGE TRAIL

Small Business Assistance



PRIVATE

- ✓ Site Control
- ✓ Committed Partner
- ✓ Organization Created
- ✓ Fundraising started

Project Description:

Implement and market a two-mile trail that links Albany beverage producers

Project Sponsor:

Capital Craft Beverage Trail

Total Investment: \$200,000

DRI Request: \$100,000

Jobs Created: 2 Construction
0 Permanent

Start Date: Summer 2019

End Date: Summer 2020

Use of Funds:

Info. kiosks, wayfinding, marketing

Direct Leverage: 1:1

PROJECT DASHBOARD:

CYBER HUB

Workforce Development



PRIVATE

- ✓ Committed Partner
- ✓ Site Control
- ✓ Business Plan

Project Description:

Create a cyber security- centric hub with co-working spaces, workforce training, meetup and event areas

Project Sponsor: Tyler Wrightson

Total Investment: \$500,000

DRI Request: \$100,000

Jobs Created: 25 Construction
15 Permanent

Start Date: Fall 2020

End Date: Fall 2021

Use of Funds: Fit-up

Direct Leverage: 4:1

PROJECT DASHBOARD:

DOWNTOWN DISTRICT SIGNAGE

Streetscape & Greenspace



Project Description:

Additional signage and wayfinding for the downtown district

Project Sponsor: Downtown Albany Business Improvement District

Total Investment: \$400,000

DRI Request: \$100,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources

Jobs Created: 2 Construction
0 Permanent

Start Date: Summer 2018

End Date: Fall 2019

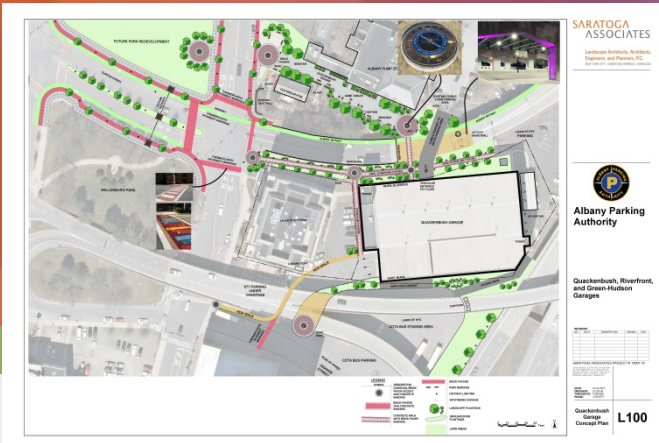
Use of Funds: Purchase & installation

Direct Leverage: 34:1

PROJECT DASHBOARD:

ENHANCED GARAGE CONNECT

Streetscape & Greenspace



Project Description:

Develop critical pathways from major destinations to the underutilized Quackenbush Garage

Project Sponsor: Albany Parking Authority

Total Investment: \$398,000

DRI Request: \$250,000

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner

Jobs Created: 5 Construction
0 Permanent

Start Date: Summer 2018

End Date: Summer 2019

Use of Funds: Construction, lighting, fixtures & plantings

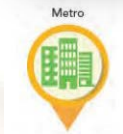
Direct Leverage: .6:1



PROJECT DASHBOARD:

FULL LEAD SERVICE REPLACE

Infrastructure



PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review

Project Description:

Replace old lead services while restoring older residential in the project area to benefit drinking water

Project Sponsor: City of Albany

Total Investment: \$600,000

DRI Request: \$50,000

Jobs Created: In house

Start Date: Summer 2018

End Date: Summer 2020

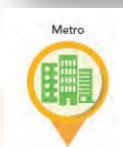
Use of Funds: Replacement of water services

Direct Leverage: 11:1

PROJECT DASHBOARD:

IDA YARBROUGH PHASE 3

Project Development



Project Description:

Construct 10 new homeownership units as part of the redevelopment of the existing public housing low rise site

Project Sponsor: Albany Housing Authority

Total Investment: \$3,400,000

DRI Request: \$500,000

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review
- ✓ REDC Priority Project
- ✓ CFA Awardee

Jobs Created: 150 Construction
30 Permanent (total)

Start Date: Summer 2018

End Date: Summer 2020

Use of Funds: Demolition

Direct Leverage: 5.8:1



PROJECT DASHBOARD:

KENMORE COMPLEX

Project Development



Project Description:

Renovate 403,000 SF of long abandoned, historic properties lining North Pearl Street into a mixed-use lifestyle center

Project Sponsor: Redburn Development

Total Investment: \$55,000,000

DRI Request: \$1,500,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner
- ✓ Local Review

Jobs Created: 225 Construction
10 Permanent

Start Date: Fall 2018

End Date: Fall 2020

Use of Funds: Interior & Exterior Renovations

Direct Leverage: 35:1



PROJECT DASHBOARD:

LIVINGSTON RAILBRIDGE

Streetscape & Greenspace



Project Description:

Installation of public art, signage, and lighting connecting Downtown to the Warehouse District

Project Sponsor: City of Albany

Total Investment: \$250,000

DRI Request: \$100,000

PUBLIC

✓ Site Control

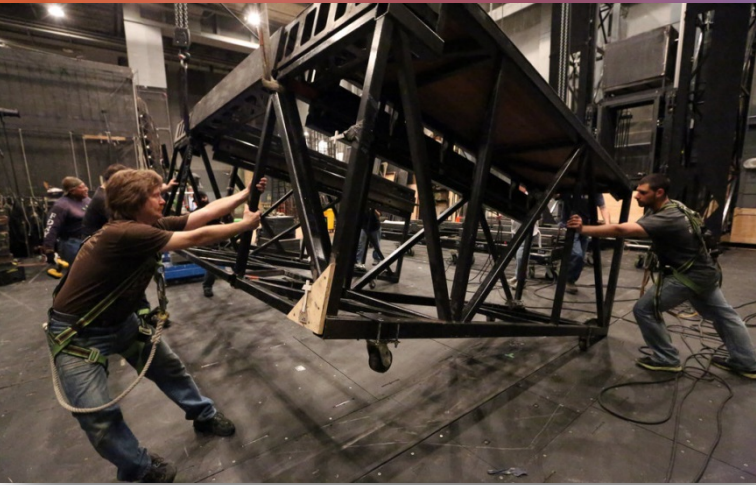
Jobs Created: 5 Construction

Start Date: Spring 2019

End Date: Fall 2019

Use of Funds: Installation of public art, signage & lighting

Direct Leverage: 1.5:1



Project Description:

Launch an innovative and inclusive arts education and employment program for local residents

Project Sponsor: Palace Theatre

Total Investment: \$700,000

DRI Request: \$500,000

PROJECT DASHBOARD:

PALACE ACADEMY

Workforce Development

PRIVATE

- ✓ Committed Partner
- ✓ Committed Resources

Jobs Created: 2 Construction
2 Permanent

Start Date: Fall 2020

End Date: Summer 2021

Use of Funds: Purchase equipment

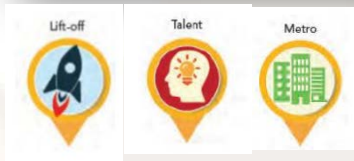
Direct Leverage: .4:1



PROJECT DASHBOARD:

PALACE THEATRE EXPANSION

Project Development



Project Description:

Expand stage house, renovate theatre to full ADA compliance and renovate/construct fully accessible arts education, rehearsal, community and office spaces

Project Sponsor: Palace Theatre

Total Investment: \$30,700,000

DRI Request: \$500,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review
- ✓ REDC Priority Project
- ✓ CFA Awardee

Jobs Created: 68 Construction
39 Permanent

Start Date: Fall 2019

End Date: Summer 2021

Use of Funds: Renovation & fire suppression system

Direct Leverage: 60:1



PROJECT DASHBOARD:

QUACKENBUSH GARAGE

Infrastructure



Project Description:

Construct an additional entrance and provide enhanced pedestrian access

Project Sponsor: Albany Parking Authority

Total Investment: \$400,000

DRI Request: \$250,000

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner

Jobs Created: 10 Construction
0 Permanent

Start Date: Spring 2019

End Date: Spring 2020

Use of Funds: Engineering & construction

Direct Leverage: .6:1

PROJECT DASHBOARD:

QUACKENBUSH MIXED USE

Project Development



Project Description:

New construction of planned 187 apts, 136 room hotel, 16k SF retail and 180 subsurface parking

Project Sponsor: Pioneer Companies

Total Investment: \$85,000,000

DRI Request: \$3,800,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ CFA Awardee
- ✓ Permitting

Jobs Created: 200 Construction
40 Permanent

Start Date: Fall 2017 (Brownfield Remediation)

End Date: Fall 2020

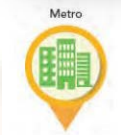
Use of Funds: Construction

Direct Leverage: 21:1

PROJECT DASHBOARD:

SHERIDAN STEPS

Streetscape & Greenspace



Project Description:

Reconstruction of steps & lighting connecting Sheridan Hollow and Capitol Hill

Project Sponsor: City of Albany

Total Investment: \$800,000

DRI Request: \$400,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner

Jobs Created: 10 Construction
0 Permanent

Start Date: Spring 2020

End Date: Fall 2020

Use of Funds: Engineering & construction

Direct Leverage: 2:1



PROJECT DASHBOARD:

SKYWAY ALBANY HAPPENING

Arts & Entertainment



PUBLIC

- ✓ Preliminary Design
- ✓ Committed Partner
- ✓ Committed Resources

Project Description:

Develop a multipurpose, interactive venue for arts, performance, and vendor activity on the Skyway

Project Sponsor: City of Albany

Total Investment: \$1,100,000

DRI Request: \$425,000

Jobs Created: 15 Construction
2 Permanent

Start Date: Fall 2019

End Date: Spring 2021

Use of Funds: Construction & Fixtures

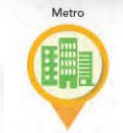
Direct Leverage: 1.6:1



PROJECT DASHBOARD:

SKYWAY GATEWAY

Streetscape & Greenspace



Project Description:

Construct an artistic, signature gateway element to highlight the entryway to the new Skyway linear park

Project Sponsor: City of Albany

Total Investment: \$1,200,000

DRI Request: \$150,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review
- ✓ REDC Priority Project

Jobs Created: 4 Construction
0 Permanent

Start Date: Fall 2019

End Date: Spring 2020

Use of Funds: Construction, lighting & fixtures

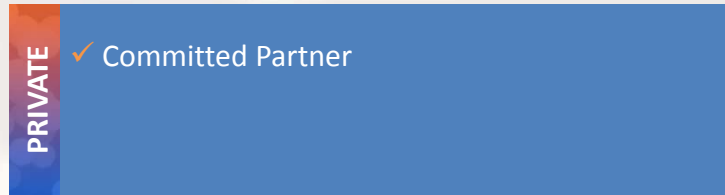
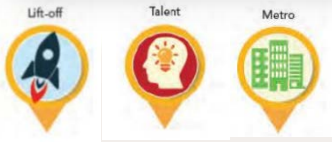
Direct Leverage: 7:1



PROJECT DASHBOARD:

SMALL BIZ LOANS & GRANTS

Small Business Assistance



Project Description:

Loans and grants for small business owners to activate more than 50,000 SF of vacant, ground floor retail spaces

Project Sponsor: Capitalize Albany Corporation

Total Investment: \$1,000,000

DRI Request: \$500,000

Jobs Created: 75 Construction
25 Permanent

Start Date: Spring 2019

End Date: Summer 2021

Use of Funds: Construction, fit-up, machinery & equipment

Direct Leverage: 2:1



PROJECT DASHBOARD:

STORM SEWER SEPARATION

Infrastructure

Gateway



Metro



Project Description:

Mitigate flooding at Sheridan and Chapel Streets and improve the water quality of the Hudson River

Project Sponsor: City of Albany

Total Investment: \$3,000,000

DRI Request: \$600,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review

Jobs Created: In house

Start Date: Winter 2019

End Date: Spring 2020

Use of Funds: Construction & green infrastructure

Direct Leverage: 4:1



PROJECT DASHBOARD:

STREETSCAPE IMPROVEMENTS

Streetscape & Greenspace

PUBLIC

- ✓ Site Control
- ✓ Committed Partner

Project Description:

Design and construction of streetscape & pedestrian safety enhancements

Project Sponsor: City of Albany

Total Investment: \$5,200,000

DRI Request: \$1,500,000

Jobs Created: 4 Construction
0 Permanent

Start Date: Spring 2019

End Date: Summer 2021

Use of Funds: Construction, fixtures & lighting

Direct Leverage: 2.5:1



PROJECT DASHBOARD:

TRICENTENNIAL PARK

Streetscape & Greenspace



Project Description:

Implement the redesign of Tricentennial Park

Project Sponsor: Downtown Albany Business Improvement District

Total Investment: \$1,000,000

DRI Request: \$200,000

PRIVATE

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Partner

Jobs Created: 7 Construction
0 Permanent

Start Date: Summer 2018

End Date: Summer 2020

Use of Funds: Construction

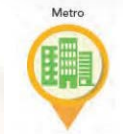
Direct Leverage: 4:1



PROJECT DASHBOARD:

VAN RENSSELAER PARK

Streetscape & Greenspace



Project Description:

Enhance park with new, inclusive and accessible playground and amenities

Project Sponsor: City of Albany

Total Investment: \$143,480

DRI Request: \$25,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review

Jobs Created: 5 Construction
0 Permanent

Start Date: Summer 2018

End Date: Spring 2019

Use of Funds: Equipment purchase & installation

Direct Leverage: 4.7:1

PROJECT DASHBOARD:

WATER MAIN REPLACEMENTS

Infrastructure



Project Description:

Construct new water mains along Broadway corridor from Clinton Avenue to Livingston

Project Sponsor: City of Albany

Total Investment: \$1,000,000

DRI Request: \$150,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review

Jobs Created: In house

Start Date: Winter 2019

End Date: Spring 2020

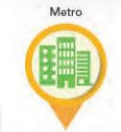
Use of Funds: Construction

Direct Leverage: 5.7:1

PROJECT DASHBOARD:

WATER VALVE REPLACEMENT

Infrastructure



Project Description:

Locate, inspect, test, repair and replace valves on Clinton Avenue, and Pearl Street

Project Sponsor: City of Albany

Total Investment: \$1,000,000

DRI Request: \$200,000

PUBLIC

- ✓ Site Control
- ✓ Design & Engineering
- ✓ Committed Resources
- ✓ Local Review

Jobs Created: In house

Start Date: Winter 2019

End Date: Spring 2020

Use of Funds: Construction

Direct Leverage: 4:1

PROJECT DASHBOARD:

THE WILSON

Project Development



Project Description:

Construct 4-story, 27,000 sq. ft. market rate building with 15 space garage

Project Sponsor: Rudy Lynch

Total Investment: \$3,600,000

DRI Request: \$500,000

PRIVATE

- ✓ Site Control
- ✓ Preliminary Design
- ✓ Private

Jobs Created: 30 Construction
1 Permanent

Start Date: Summer 2019

End Date: Summer 2021

Use of Funds: Construction

Direct Leverage: 6.2:1