

Meeting Notes

Clinton Square DRI Local Planning Committee Meeting #3

Albany Downtown Revitalization Initiative

Date/Time December 18, 2018 / 5:30pm
Place: Hampton Inn – Downtown Albany,
Attendees: Mayor Kathy Sheehan, Co-Chair
 Linda MacFarlane, Co-Chair
 Mark Aronowitz
 John Curtin
 Jill Delaney
 Al DeSalvo
 Kelly Kimbrough
 Tracy Metzger
 Sonya del Peral
 Sarah Reginelli
 Georgette Steffens

Kaitlyn Smith, New York State (NYS) Department of State (DOS)
Mike Yevoli, NYS Empire State Development (ESD)
Darren Scott, NYS Homes and Community Renewal (HCR)
Jeff Quain, NYS Governor's Office
Ashley Mohl, Capitalize Albany
Steve Kearney, Stantec
Phil Schaeffing, Stantec

The third Clinton Square Local Planning Committee meeting took place from 5:30-6:45pm on December 18, 2018 at the Downtown Albany Hampton Inn. The meeting's purpose was to present highlights of the draft downtown profile, review the revised goals and strategies for the Clinton Square DRI, and to introduce the new potential projects that were submitted by the December 7 deadline. Steve Kearney and Phil Schaeffing from Stantec presented the attached slideshow.

Welcome 5:35

- The previously scheduled second public meeting was postponed due to the number of project applications that were received. It will be rescheduled for late January when the team is able to present all the potential projects with initial analysis.

Conflict of Interest Statement 5:35

Draft Downtown Profile Review 5:40

- The full draft profile has been reviewed by NYSDOS staff and the consultant team is responding to their comments.
- Stantec requested LPC volunteers to help review the draft profile and fill in any additional information. 5 LPC members volunteered.
- LPC question: Why does the Clinton Square population show a decline between the 2010 Census figure and the 2012-2016 ACS figure?

- American Community Survey (ACS) is a 5-year estimate that is the most recent data available but is less accurate than Census data; it may reflect resident relocation during Ida Yarbrough redevelopment

Confirmation of Goals and Strategies 5:45

- The goals and strategies were revised based on previous LPC comments to further incorporate the local community and diversity.
- LPC comment: The revised strategies are a significant improvement and do a good job reflecting our previous comments. They're more concrete now which will be useful when we evaluate potential projects.

Preliminary Project Review 6:00

- Consultant team received applications for both new projects and updates to projects that were included in the city's original application. The team is now evaluating the entire list of projects and will share those findings at the next LPC meeting.
 - The project investment listed in the presentation is from the project sponsor. Numbers are subject to change as projects continue to evolve.
 - The consultant team received two additional applications for projects located outside the DRI study area. They are not included in this presentation because they are ineligible for DRI but will be acknowledged at the public meeting.
- Kenmore Hotel block: this potential DRI project from the original application has been removed from consideration after the recently announced investment by Redburn to transform this and other vacant buildings. It will make a significant change in Clinton Square, activating vacant storefronts, providing affordable and workforce/market-rate housing, new retail, etc.
 - LPC comment: DRI can support it with streetscapes and other public improvements nearby to help make it successful.
 - LPC comment: Redburn stated their interest was sparked after seeing the city's concerted focus on Clinton Square – the Skyway project, DRI award, etc.
- LPC question: Is part of the consultant team's due diligence to evaluate whether a project can happen within 12-24 months?
 - Consultant team will do their best to evaluate, and input from LPC will also be taken into consideration
 - If an awarded project is unable to move forward for a given reason, such as timing constraints, that award money is generally re-allocated to another recommended project in the final Albany DRI plan
- LPC question: Did Redburn's announcement change our perception that there are "missing teeth" in the study area streetscape?
 - While that project will fill a big gap, there are still other holes to be filled.
 - Should we shift our priorities to support Kenmore Hotel area?
 - City will want to consider public improvements nearby (signalized crosswalks, etc), but other missing teeth are still important. For example, small business loan program could support filling vacant ground-floor space.
- LPC question: Have other DRI's done revolving loan/grant programs, and if so who administers?
 - NYS generally looks to local team to identify a capable administrator, HCR usually manages the grants on the State end and can provide more detail
 - Capitalize Albany already manages several similar programs and could take on an additional one.

- Oneonta, Kingston, Hudson are examples of DRI cities that have implemented these programs.

Public Comment Period 6:40

- Regarding strategies – how are you considering the established Clinton Square community?
 - The strategies presented tonight were revised to address previous LPC comments about the local community and its diversity, but we could also specify the neighborhood names

Meeting Adjourned 6:45

Next Steps

- The next public meeting will be January 31, 2019.
- The next Local Planning Committee (LPC) meeting will be held Wednesday, January 16, 2019 at 5:30pm at the Hampton Inn – Downtown Albany. These are working meetings for the committee but all LPC meetings are open to the public.