



CAPITALIZE ALBANY
CORPORATION TM

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Proposed Mixed-Use Apartments Project At 40-48 South Pearl Street Ready To Begin

National Restaurant Chain Eyeing Residential/Commercial Project Across From The Times Union Center

ALBANY – On Thursday, the Albany Industrial Development Agency board approved an application to provide financial assistance for a redevelopment project at 40-48 South Pearl Street in downtown Albany. With the SEQR process already completed, the shovel ready \$2.5 million project has made it through the development pipeline and developers Chris Maddalone and Seth Meltzer of Maddalone & Associates will begin to transform the 24,000 sq. ft. property, mostly vacant since 2011, into 16 luxury market-rate apartments combined with street level retail and commercial space this summer. The redevelopment project will take approximately one year, the property is across the street from the Times Union Center and the development team is getting interest from business owners seeing the opportunities, including a nationally recognized restaurant franchise.

“This is an important project because it’s an opportunity to find new vitality for underutilized space that’s in a well-traveled and walkable location,” said Sarah Reginelli, President of Capitalize Albany Corporation and CEO of the Albany Industrial Development Agency. “It aligns perfectly with our Impact Downtown Albany strategy and speaks to the feedback given to us from our strategy partners and downtown stakeholders.”

The property consists of two buildings located along South Pearl Street in downtown Albany featuring four ground floor commercial spaces and a rooftop patio. A 10-car surface parking lot is located behind the building, also included. The parking spaces will be offered as part of the apartment rental package to prospective tenants. Apartment finishes are of high luxury quality and the design includes open floor plans, energy efficient gourmet kitchens, granite countertops and walk-in closets.

“All of the project components have finally come together,” said Chris Maddalone, President of Maddalone & Associates. “It’s a great time for residential in downtown Albany, and considering the high interest in the street level commercial space we’re excited to get moving right away on the project this summer.”

In April, the City’s non-profit economic development arm Capitalize Albany Corporation agreed to provide a \$275,000 loan to assist with the \$2.5 million project as part of the Corporation’s Real Estate Loan Program. This financing from Capitalize Albany will be subordinate to a committed construction to permanent loan from Kinderhook Bank. The Capitalize Albany Real Estate Loan Program was established in June 2010 to provide financing to qualifying real estate development projects to support the revitalization of property and the retention and creation of jobs for City residents.

Over the past three years, the Capitalize Albany Real Estate Loan Program has facilitated six projects, resulting in 124 market-rate units representing more than \$24.3 million of investment. All loans made from the Program have supported the strategic Downtown Residential initiative. Through this strategy, Capitalize

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Albany has helped develop 185 market-rate units in downtown with an average \$1.40 /sq. ft. rents and an occupancy rate of 97%. Currently there are 154 market-rate units under construction and over 500 market-rate units in the pipeline.

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***Capitalize Albany Corporation** is a registered 501(c) (3) not-for-profit organization which implements programs and resources that create, retain, and attract business in the City of Albany. The Capitalize Albany Corporation achieves this through its facilitation of transformational development projects identified as priorities by the corporation's planning efforts, such as the corporation's "Capitalize Albany" economic development strategy.*

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