

**RESOLUTION 6-2021  
OF THE  
CAPITALIZE ALBANY CORPORATION**

**WHEREAS**, the mission of the Capitalize Albany Corporation (“CAC”) is to facilitate strategic economic development and stimulate transformative investment throughout the City of Albany, making New York’s Capital a vibrant place to thrive; and

**WHEREAS**, in support of its mission, CAC participates in a multitude of initiatives designed to contribute to the economic growth of the City including but not limited to programs funded by other entities which support CAC’s mission; and

**WHEREAS**, the area known as Clinton Square has been awarded designation by the City of Albany’s New York State Downtown Revitalization Initiative (“DRI”) as an essential hub capable of connecting and leveraging growth within downtown, the Warehouse District, the Arbor Hill and Sheridan Hollow neighborhoods, and the Hudson Riverfront; and

**WHEREAS**, CAC’s property at 11 Clinton Avenue (“Federal Park”) has been identified as the heart of the Clinton Square zone and an important component of the Albany Skyway as both an opportunity to physically connect and drive users to the zone’s assets as well as create a venue; and

**WHEREAS**, CAC, after successful application through the 2019 DRI process, was awarded \$1,160,239 in financial assistance for the redesign, engineering and renovation of Federal Park to allow for the creation of diverse pop up retail, installments by local artists, signature events and enhanced pedestrian connections, and to anchor Clinton Square’s role as both an engaging destination and an introduction to unique and vibrant local arts and commercial venues (“Clinton Market Collective” or “CMC”); and

**WHEREAS**, CAC applied for and was awarded an additional \$250,000 from National Grid in 2020 through their Urban Center/Commercial District Revitalization Program for the Clinton Market Collective; and

**WHEREAS**, in accordance with CAC’s procurement policy and pursuant to Board Resolution 4-2021, CAC issued an open/public competitive RFP in July 2021 (“RFP”) seeking bids from qualified entities to serve as a Construction Manager to assist CAC in finding potential cost savings, manage the bidding process with PLACE Alliance for the contractors required for the development of CMC, and serve as an Owner’s Representative throughout the development and overseeing the day-to-day construction activities for the build-out of CMC; and

**WHEREAS**, CAC received four (4) bids in response to the RFP, and following CAC staff review/analysis of each bid received against the RFP criteria and conducting interviews with each bidder, CAC staff recommends that TW&A Construction Management be retained at a not-to-exceed expense of \$135,000.

**WHEREAS**, the staff-recommended proposal falls within budgeted parameters established by DOS and meets or exceeds the State's M/WBE attainment goals;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Directors directs and authorizes the President to negotiate and execute a contract for professional services with TW&A for a not-to-exceed cost of \$135,000 to serve as CAC's Construction Manager and Owner's Representative for the build-out of CMC.

Signed:                     JMR.VVV                      
 John Vero, Esq., Secretary

Date of Authorization: September 28, 2021  
 Prepared by: Thomas M. Owens

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

<b>Board Member</b>	<b>Voting</b>	<b>Board Member</b>	<b>Voting</b>	<b>Board Member</b>	<b>Voting</b>
Kaweeda Adams	Absent	Anthony Gaddy	Aye	Anders Tomson	Aye
Heather Briccetti	Aye	John Harris	Aye	Karen Torrejon	Absent
Michael Castellana	Aye	David Parente	Aye	Michele Vennard	Absent
Bob Curley	Absent	Matthew Peter	Aye	John Vero	Aye
Sonya del Peral	Aye	Havidan Rodriguez	Aye	Aye: 11; No:	
Michael Fancher	Aye			Recused:	