



City of Amsterdam

Mohawk Valley REDC



Downtown Revitalization Initiative





OFFICE OF THE MAYOR CITY OF AMSTERDAM, NEW YORK

MICHAEL VILLA
MAYOR

May 20, 2016

Please accept the City of Amsterdam's application for the NYS Downtown Revitalization Initiative. This application was developed through our strong partnership with the Montgomery County Business Development Center. It is through this partnership that we feel confident in fulfilling the goals and objectives of the Downtown Revitalization Initiative, which would lead to a brighter future for the City of Amsterdam.

I am fully aware that a single project cannot revitalize a downtown. That is why I am confident and encouraged by the interest, actions, and partnerships that continue to form from both public and private sector investments with the future of our City in mind.

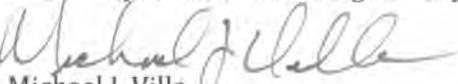
We have the beginnings of what can be an extraordinary presence in NY State, for residents and businesses in terms of enhancing tourism within the downtown area. Outstanding examples, such as the fall opening of the Mohawk Valley Gateway Overlook pedestrian bridge in the Southside Culinary Hospitality District; construction of an assisted downtown living facility in the Historic Main Street District; renovations of a multi story building that will provide housing and business opportunities, both funded by private and public investors; a culinary incubator project incorporating a number of our small family owned restaurants, businesses, and additional growth opportunities for small business start-ups in the Sanford Clock Tower in the Chuctanunda Falls Entrepreneurial District; and an underutilized opportunity center along the East Main Street Riverfront District.

Being located directly on the Mohawk River and off of the NYS Exit 27 Thruway gives us endless possibilities for future downtown enhancements. Currently, we have a 3.2 acre shovel-ready, waterfront property at the former Chalmers building site that is ripe for development, and located at the entrance to Mohawk Valley Gateway Overlook pedestrian bridge.

The Downtown Revitalization Initiative is a catalyst for the future of Amsterdam and our surrounding Mohawk Valley region. This strategic funding opportunity will transform our downtown area into an attractive and vibrant location for residents and business owners alike.

Our community, elected officials, and private investors are ready to partner together and commit to working aggressively in order to restore our downtown area.

Thank you for considering the City of Amsterdam for participating in this strategic funding opportunity.


Michael J. Villa
Mayor, City of Amsterdam

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MONTGOMERY
COUNTY_{NY}
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

May 22, 2016

Kenneth M. Tompkins
Regional Director
Empire State Development
207 Genesee Street
Utica, NY 13501

It is our pleasure to support the City of Amsterdam's application for the NYS Downtown Revitalization Initiative. This application was developed by the Montgomery County Business Development Center (MCBDC) along with City of Amsterdam officials, and with strong participation from the local businesses and community groups that encompass the City's Downtown Revitalization Area. The City of Amsterdam and Montgomery County, through our on-going partnerships, have embraced the idea that a Regional approach to economic and community revitalization will lead to our greatest chances for success.

The City of Amsterdam, more than any other community in the Mohawk Valley Region, is strategically located to take advantage of the high tech developments occurring in the Mohawk Valley Region, and also in Albany and Saratoga within the Capital District Region. Being located directly on the Mohawk River, and off of the NYS Thruway: Exit 27 gives the community endless possibilities for future downtown enhancements and growth opportunities.

Through our vital partnership with the City of Amsterdam, and our track record of managing multi-faceted and multi-million dollar projects, we feel confident in fulfilling the goals and objectives of the Downtown Revitalization Initiative; which would lead to a brighter future for not only the City of Amsterdam, but for Montgomery County, and the Mohawk Valley Region as a whole.

Amsterdam is envisioned to become not only an attractive downtown and livable community but also a regional destination as an urban hub of the Mohawk Valley, and act as the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City just needs investments to reinforce what the residents and business owners have already been building upon.

Thank you for considering the City of Amsterdam for participating in this strategic funding opportunity. We look forward to big possibilities in the near future.

Kenneth Rose

Director
Montgomery County Business Development Center



City of Amsterdam Downtown Revitalization Initiative

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mohawk Valley REDC

Municipality Name: City of Amsterdam, New York

Downtown Name: The downtown neighborhood consists of four districts: 1) the Southside Culinary and Hospitality District; 2) the East Main Street Riverfront District; 3) the Historic Main Street District; and 4) the Chuctanunda Falls Entrepreneurial District.

County: Montgomery County

Downtown Description: The City of Amsterdam's downtown area encompasses both the traditional and previously established downtown district, as well as three other key core contributing neighborhoods that each function interdependently. The area encompasses roughly 127 acres, containing 76 businesses, employing more than 900 people, and includes diverse housing options, healthy and affordable food markets, retail shops and eateries, multi-modal transit, recreational facilities, a multitude of healthcare services, and various entertainment venues. With over \$63 million recently invested by both the public and private sector, Amsterdam's downtown revival has already begun. However, deteriorating infrastructure, a surplus of abandoned properties, scattered areas of blight, and the long-lasting repercussions felt by community members in the wake of a collapsing economy, can cause the revitalization efforts of this once booming city to feel at times like an overwhelmingly daunting task. While remarkable strides have been made in recent years, and can surely catalyze future progress, Amsterdam is still in great need of assistance to propel the community through some of the last uphill strides. While \$10 million can certainly help any city to grow and prosper, with the scope of unique challenges faced by a community of Amsterdam's size, this amount of revitalization funding would be positively transformational.

NEW YORK STATE
2016 DOWNTOWN REVITALIZATION INITIATIVE

OFFICE OF PLANNING AND DEVELOPMENT
MOHAWK VALLEY REDC

City of Amsterdam Downtown Revitalization Initiative

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1. Boundaries of the Downtown Neighborhood

The Downtown Revitalization Initiative boundary for the City of Amsterdam encompasses both the traditional and previously established downtown district as well as three other key core contributing neighborhoods that each function interdependently. Defining downtown Amsterdam in 2016 carries its own very specific challenges and opportunities. The active challenge to defining the City's downtown occurred forty years ago when the area was



Amsterdam Riverfront Center

effectively cut in half with the construction and development of the Amsterdam Mall. The placement of the immense building at the site of the primary east-west and north-south axes of the downtown created an uncoordinated vehicular and pedestrian circulation system on the traditional downtown grid. Nonetheless, the opportunities that have been created by private investment, public investment, and sound planning have offset the many challenges the downtown is currently facing. These investments include, but are not limited to:

- Completion of the Mohawk Valley Gateway Overlook (MVG0), a nearly \$20 million pedestrian bridge, serving as a linear park that connects the Southside Culinary and Hospitality District with the Historic Main Street District on both sides of the Mohawk River.
- Investment of over \$4 million in transportation improvements to the downtown area, creating a more accessible and safer environment for both drivers and pedestrians.
- Business creation and growth throughout the East Main Street Riverfront District, which is the City's traditional Latin American based neighborhood.
- Existence of many culturally ethnic related restaurants and other small businesses within the Southside Culinary and Hospitality District at the southern entrance of the Mohawk Valley Gateway Overlook.
- Rapid business growth within the Sanford Clock Tower, a six story building within the Chuctanunda Falls Entrepreneurial District home to many expanding small businesses.
- Additional investment within the Amsterdam Mall, now deemed the Riverfront Center, which exists within the East Main Street Riverfront District.
- Redevelopment of a former hotel, located on the west end of the Historic Main Street District, into an assisted living facility.

Accordingly, the boundary for the City of Amsterdam's target area is intended to incorporate locations that collectively provide the necessary commercial, residential, and recreational amenities that will effectively interconnect each other. (See Attachment A: Amsterdam Downtown Revitalization Boundary Map)

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The following is a description of the four district areas that comprise the City of Amsterdam's target area; each with its own separate identity, yet together form a unified whole for the community. (See Attachment B: Amsterdam Downtown Revitalization District Boundaries Map)

The **Southside Culinary and Hospitality District** comprises Bridge Street and additional feeder streets on what is referred to as the City's Southside. For the first time in over a generation, the

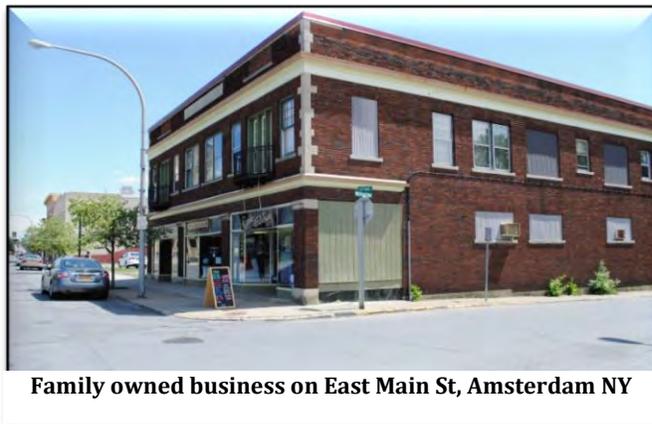


Mohawk Valley Gateway Overlook pedestrian bridge

Southside of Amsterdam will be linked to the Historic Main Street District across the Mohawk River by way of the newly developed Mohawk Valley Gateway Overlook pedestrian bridge. The Southside has continued to prosper, anchored at its southern boundary by the redevelopment of the Amsterdam Armory into the Amsterdam Castle Bed & Breakfast, a 36,000 sq. ft. building housing 50 rooms as well as a 10,000 sq. ft.

gymnasium, rifle range, and fallout shelter. The District is also home to a proposed culinary incubator which will focus on start-up culinary ventures while expanding food options for the area. It is anticipated that this District will further evolve as a destination with the opening of the new pedestrian bridge being called the "Park over the River," the close proximity to Exit 27 off of the New York State Thruway, and due to the fact that the district encompasses the newly paved NYS Bike Trail that runs the entirety of NYS. Additionally, the Southside area incorporates the site of the former Chalmers Knitting Mills, a site located right on the Mohawk River that is especially desirable for commercial/residential and mixed-use redevelopment. The Southside Culinary and Hospitality District complements the entirety of the City's target area, and serves as a destination for dining and shopping opportunities, as well as housing the singular most attractive site for large-scale redevelopment.

The **East Main Street Riverfront District** includes the Riverfront Center and extends east to the City line. With East Main Street as its primary artery, the District is full of a rich cultural heritage,



Family owned business on East Main St, Amsterdam NY

generally associated with its large Latin American population. The area contains the necessary commercial, residential, and recreational amenities that a typical downtown is structured with. The District is an entrepreneurial melting pot, which has been aided and abetted by recent public investment and through the sheer dedication and hard work of many business owners. Moreover, the existing cultural and commercial institutions within the East Main Street Riverfront District are

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becoming more inter-connected and frequently patronized by the remainder of the City. The Riverfront Center leases space to small businesses, agencies, and medical providers that employ hundreds of local individuals. The Riverlink Park along the Mohawk River links the District to the area's main body of water and provides locals and tourists with recreation opportunities. The East Main Street Riverfront District complements the entire target area by incorporating an especially significant cultural presence into the community.

The City of Amsterdam's target area also includes the **Historic Main Street District**, which extends along Main Street, a largely intact and increasingly vibrant downtown streetscape that survived urban renewal initiatives in the 1970s. Along Main Street, the former Key Bank building is being transformed into a mixed use building which will house six floors of loft apartments with the bottom two floors available for commercial and office use.



The former Key Bank building, Amsterdam, NY

Formerly vacant buildings such as Sharpshooters Billiards and Sports Pub located at 35 E Main Street are being redeveloped and re-occupied with new viable businesses; while plans are underway for additional residential development opportunities on the upper floors of existing businesses within the District. The Historic Main Street District complements the City's downtown target area through its collection of employees, new residential opportunities, and the redevelopment of the most intact block of the City's old downtown.

The **Chuctanunda Falls Entrepreneurial District** encompasses the Sanford Clock Tower as the northern anchor, a six story historic building from 1922 that now serves as small business and



Sanford Clock Tower available space, Amsterdam, NY

executive office space after over a million dollars in investment. The successful adaptive reuse of the historic Sanford Clock Tower into a viable business incubator proves that there is great potential for several other existing large and vacant nearby buildings. The Chuctanunda Falls Entrepreneurial District complements the target area through the development of many new

and expanding businesses, generally started by young entrepreneurs that have successfully begun branding Amsterdam as a desirable place for start-up businesses.

2. Size

The boundary for the City of Amsterdam's target core and the nearby catchment areas are sufficiently sized and are steadily growing in, population in order to support a vibrant, year-round downtown. The overall steady growth of the area is due to private sector investment, strategic public support and growth, ongoing and future residential development, improved circulation, and riverfront destination and recreational access improvements in the proposed DRI boundary. The DRI would help ensure economic and neighborhood improvements and, would further reinforce the positive trajectory of the downtown area and



Main Street, Amsterdam NY

the City as a whole. The City is currently in the middle of an economic and population climb that has not been seen in over seventy years. This positive change is said to be due to the newer neighborhoods and the traditional downtown working together to form a new Amsterdam and the overall DRI area. Recent circulation improvements have dramatically enhanced the downtown core by creating an easily traversable network of roads, which no longer include confusing one way streets. The million dollar implementation also created an environment where vehicles, pedestrians, and bicyclists can now share one road. The construction of the much anticipated Mohawk Valley Gateway Overlook pedestrian bridge will now bring together a larger destination area comprising of the Southside Culinary and Hospitality District and the Historic Main Street District. The connection will create a larger entertainment and cultural linkage between residents living on opposite sides of the Mohawk River, and will lead to future development opportunities for multi-modal transportation initiatives.

Presently, the City of Amsterdam's DRI target encompasses roughly 127 acres, with a very sizable residential population which will significantly increase upon the completion of current residential projects, such as, the redevelopment of the Key Bank building into a mixed use residential and commercial/office space, redevelopment of the 3.2 acre shovel-ready Chalmers site on the Mohawk River, adaptive re-use of the 202,000 sq. ft. vacant FGI, and continued investment along East Main Street. Approximately seventy-six businesses exist within the area ranging from start-up companies and small businesses to larger manufacturers and technology companies; all encompassing over 900 employees.

More importantly, the boundary for the City of Amsterdam's target area is intended to incorporate locations that collectively provide the necessary commercial, residential, and recreational amenities that will effectively interconnect each other. The target area already possess the critical mass, and unified vision of public and private investment to support a vibrant, year-round downtown.

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Ongoing and future initiatives will further revitalize the downtown and create an area ripe for future development opportunities. An increase in development will cause an overall increase in employment opportunities, increasing the residential population and an array of housing types, and generating more community and social interaction, overall fueling the as the vibrancy within the City.

Expanding Employment Opportunities:

- Ongoing and future small business expansion within the historic Sanford Clock Tower building;
- Additional business appeal within the Riverfront Center; including Mair Magaw Information Systems, Inc., a new software development firm which was recently awarded Start Up New York Designation funding;
- Substantial investment and expansion initiatives from businesses within the East Main Street Riverfront District;
- New business influx along Bridge Street within the Southside Culinary and Hospitality District, including the proposed development of a culinary incubator district; and
- Immense business growth in the County's three business parks, located within two miles of the target downtown area.

Neighborhood and Residential:

- Loft apartments presently being built in the eight story former Key Bank building within the Historic Main Street District as part of an ambitious adaptive reuse project;
- New zoning regulations, that have been developed for the City as a whole, and will soon be implemented, specifically intend to encourage residential development on the upper floors of commercial buildings (See Attachment C: City of Amsterdam Draft Zoning Map);
- Planned redevelopment of the former Chalmers Knitting Mills, a 3.2 acre shovel-ready site located right on the Mohawk River that is especially desirable for commercial/residential and mixed-use redevelopment;
- Proposed residential redevelopment of the 3.5 acre 202,000 sq. ft. recently vacated five story FGI building (See Attachment D: FGI Redevelopment Video);
- Active involvement in a regional land bank with the City of Schenectady and Schenectady County, for the purpose of returning abandoned residential properties to active residential buildings;
- Various streetscape and circulation improvements costing over four million dollars was recently undertaken throughout the DRI target area; and
- Restoration of the former Amsterdam Armory into the Amsterdam Castle as an upscale twenty unit bed & breakfast and hotel facility.

Generating More Community and Social Interaction

- Recent construction and expansion of the Riverlink Park along the Mohawk River that plays host to several events throughout the summer;
- The Mohawk Valley Gateway Overlook (MVG0), a nearly \$20 million pedestrian bridge, serving as a linear park that connects the Southside Culinary and Hospitality District with

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the Historic Main Street District on both sides of the Mohawk River is a premiere walkable and bikeable culturally based destination slated to open in the fall of 2016;

- Construction of a new neighborhood park within the East Main Street Riverfront District that will house a local basketball court and skate park;
- A rapidly expanding selection of restaurants and culturally based businesses within the entire downtown target area;
- The opening of Sharp Shooters as a home to many well known headlining bands and musical groups from all over the State; and
- Growth of the City's two existing Farmers' markets that take place within the target area.

3. Past Investments & Future Investment Potential

Amsterdam’s downtown has already substantially benefited from prior and ongoing public and private investment. Past investments total over \$28 million and investments (See Attachment E: Completed Public and Private Investment Map) currently underway and planned for the future are amounting to over \$35 million and counting (See Attachment F: Future Public and Private Investment Map). Many of these investments have been spatially represented on the map attached to illustrate notable and noteworthy ventures and their locality within the downtown area. The map clearly illustrates sections in need, areas of focus based on perceived potential and return on investment, and parts of downtown that are consequently ripe for development. Public investments, including past, ongoing and planned, have been carefully considered and cohere into a rational schema to foster downtown area-wide redevelopment initiatives. Private sector projects can always be further aided and supported through directed public investment.



Mohawk Lifts, Amsterdam, NY

Currently, Amsterdam has seen its first increase in population in over 70 years and has less business loss now than in the last 20 years. With momentum underway, the influx of Downtown Revitalization Initiative funds will help to progress efforts exponentially. For a city of Amsterdam’s size and need, the amount of \$10 million dollars will truly prove to be transformational in the rejuvenation of a once booming upstate New York community.

Presence of nearby investments planned or undertaken

The attached spreadsheet (See Attachment G: Public & Private Investments) itemizes many notable projects and ventures that have been recently undertaken by the private and public sectors throughout the downtown core.

- **Southside Culinary and Hospitality District:**
 1. Former Chalmers Knitting Mills site – With \$4 million, the dilapidated mill building was demolished and an environmental remediation study was completed. The site is now a large, inviting greenspace, in an optimal shovel-ready location along the Mohawk River, prime for development.
 2. The Amsterdam Castle – This unique structure was recently purchased by a private investor. With a \$3 million investment, the former National Guard Armory is undergoing a transformative makeover to becoming a 5-star Bed



The Amsterdam Castle

and Breakfast establishment.

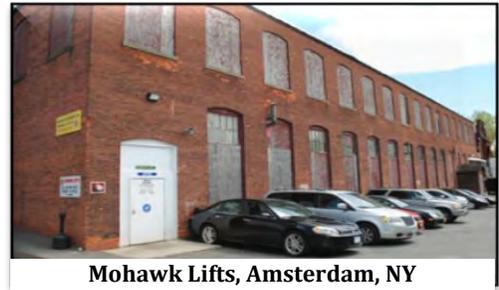
3. The Mohawk Valley Gateway Overlook pedestrian bridge – This amazing project has been planned for over 15 years and totals over \$17 million dollars in public investment. The structure is multi-faceted and will provide a north and south shore connection. It will be a place for local gathering with its combination of natural beauty, heritage, and art, while providing yet another recreational amenity to attract visitors and tourists to the downtown area.

- **Chuctanunda Falls Entrepreneurial District:**

1. The Historic Sanford Clock Tower – With continuing private investment currently amounting to well over \$1 million, this iconic structure is being brought back to life one floor at a time. A growing number of small businesses and entrepreneurs are calling the Sanford Clock Tower home. A planned incubator space will further develop this area as a hub for professional development.

- **East End Riverfront District:**

1. Riverlink Park - With \$8.7 million in public funding, the City of Amsterdam was able to remediate land that once contained a manufactured gas plant, and develop a highly successful public park and entertainment venue along the river.
2. Mohawk Lifts – Over the course of 35 years, the manufacturing company on the East End has invested more than \$1 million into their facility along the river. In this time, the business has experienced growth, bounced back from a detrimental facility fire, hired many new employees, and fought to keep work and tax revenue in their community.



Mohawk Lifts, Amsterdam, NY

- **Historic Main Street District:**

1. Traffic Reconfiguration and Improvements – As part of their downtown revitalization initiatives, the City has worked to reconfigure its streets and walkways to promote a more easily accessible downtown area. This includes a major infrastructure renovation to convert former one-way streets to two-way streets, making the downtown area more easily accessible.

Prior investment in the downtown core has sparked interest in future development. The attached spreadsheet (See Attachment G: Public & Private Investments) itemizes many notable private and public projects and ventures that are currently in progress, and many that are planned to take place in the near future.

- **The former Key Bank building** is being renovated for upscale housing and commercial purposes.
- A future **Chuctanunda Creek Trail** is being planned. This mixed use walking/bicycling trail will run from downtown Main Street through the City for recreation purposes and historic tours.
- A feasibility study is underway for a **Culinary Incubator** to be developed along the downtown Southside. The space will provide amenities for startup restaurants and will promote an entrepreneurial spirit for the area.

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- A grant for a **Multi-Modal Transit Station** feasibility study for the relocation of the existing Amsterdam train station, along with the development of a larger facility with additional commercial space in the downtown area was recently awarded.
- A grant from NY Rising will allow Amsterdam to create a plan for green infrastructure and increased tourism for the City's **Waterfront Heritage Area**.
- **Carmel's Free Diner** is a not-for-profit organization aimed at opening a fresh food market and diner to serve the community's impoverished population.
- There are two proposed **Historic Districts** being planned, with one currently underway, as well as a city-wide reconnaissance survey to determine other potential historic designations for tourism and tax incentivized development.
- A **'Veteran's Way'** is being sought to provide disabled and low income veterans with affordable housing that is close to amenities, services, and recreation.
- A feasibility study for a **Riverwalk** from downtown to Historic Guy Park Manor has been completed. The City is now pursuing funding for the bricks and mortar of the walkway.
- **Mair Magaw**, a software development company to be located in the Riverfront Center, leveraged \$450,000 in startup New York funding. This will bring dozens of high paying jobs to the downtown and with a partnership through FMCC, and internship opportunities, presents incentive for professionals to live and work in the community.
- The former America's Best Value hotel is undergoing a transformation to a state of the art **assisted living facility**, bringing excellent housing options and job opportunities to the downtown core.

Continuity with the REDC's previously articulated vision for the area/region and consistency with recent planning efforts for the area

The vision for downtown Amsterdam is directly derived from multiple plans, including, but not limited to, the Comprehensive Plan Update, Brownfield Opportunity Analysis plans, New York Rising projects, the Amsterdam-Wide Opportunity Analysis, and the Downtown Via Ponte Plan (See Attachment H: City of Amsterdam Comprehensive Plan, Attachment I: Amsterdam WHA



Main Street, Amsterdam, NY

BOA Nomination Study, Attachment J: Northern Eastern BOA Nomination, Attachment K: NY Rising Waterfront Heritage Area, Attachment L: Amsterdam Area-Wide Opportunity Analysis, Attachment M: Southside Neighborhood Redevelopment Study). Through the details outlined in these plans and the strategies articulated by the Mohawk Valley Regional Economic Development Council, Amsterdam is moving forward and ready to create a comprehensive revitalization plan for its downtown.

The Mohawk Valley REDC strategies include:

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- *Building a diverse, integrated, and dynamic economy that leverages technology and innovation.* Amsterdam has learned from past mistakes and is building a far more diverse job market. These jobs cover a range of industries, salary level, and skill level. There are also plans for two different types of business incubators to assist in funneling various small business ventures into the community's economy.
- *Driving efficiency, collaboration, and inclusiveness for business and local government throughout the region.* Amsterdam leverages its own funds and funds from private investors to secure additional public funding. Congressman Paul Tonko, Assembly member Angelo Santabarara, and Senator George Amedore have been strong advocates for improvement and focus initiatives within Amsterdam and its downtown areas.
- *Becoming regionally networked and globally connected if the region is to be a vibrant part of the new economy.* Amsterdam is centrally located and in close proximity to many major metropolitan areas and tourist destinations. Montgomery County, and consequently the City of Amsterdam, are also the first County in the Mohawk Valley Region that tourists, visitors, and business people pass through when coming from the East. In this way, the efforts and investments put in to the City echo throughout the entire region.
- *Cultivating, attracting and empowering skilled workers, to support the development of a knowledge based economy.* The Montgomery County Business Development Center has been working closely with the City of Amsterdam to attract and retain a skilled workforce. This begins with education and providing resources for students entering the workforce, promoting the excellent educational opportunities provided by the local junior college, providing internship opportunities to college students, and working with businesses to consider programs that hire recent graduates. Along with this, the City of Amsterdam is actively pursuing a live, work, play downtown environment that is attractive to young professionals.
- *Fostering an entrepreneurial spirit and renewal of our communities, that turns ideas into businesses and reclaim the region's urban landscape.* As previously stated, the City of Amsterdam is pursuing various innovative job-creation approaches by means of business incubators, internship programs, and assistance for businesses of all size.
- *Preserving and building upon our abundant natural, cultural and geographical resources.* Amsterdam's downtown straddles the Mohawk River. Amsterdam is one of the only cities that has a downtown presence on both shores of a waterway, and is working to capitalize on this natural asset. Additionally, the community is actively pursuing various recreation trails, parks, and green space for year-round activities.
- *Securing a rewarding quality of life for all.* Amsterdam realizes that economic development does not only include job creation and the relocation of business to its community. The City is also focusing on quality of life initiatives to draw further investment and interest in the area. These include recreation amenities, entertainment venues, festivals and events, historic attractions, and arts and cultural institutions.

The existence of developable properties within the downtown, including properties that can be utilized for affordable housing

A very significant inventory of properties within the downtown area are appropriate for a variety of development from diverse housing to mixed use buildings, to vacant and developable land (See Attachment N: Potential Opportunity Area Map). Revitalization initiatives and recent public and private investment has sparked additional interest in the community's developable land and buildings. Amsterdam has been working with a variety of investors on an array of housing, tourism,

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Bridge Street, Amsterdam, NY

and economic projects (See Attachment O: KCG Development & Omni LOI) showing the City's potential as being prime for development and growth.

Vacant housing units are being rehabilitated through the land bank, and can be sold to owner-occupants with modest incomes. Modifications to the zoning ordinance and its

attendant focus upon facilitating residential development in downtown will create affordable rental units in mixed-use downtown buildings. The vacant Fiber Glass Industries building located in the Chuctanunda Falls District offers mass potential (See Attachment D: FGI Redevelopment Video).

Mixed use buildings throughout Main Street and the East End are prime for development. While the Riverfront Center and Sanford Clock Tower have the availability to increase its capacity and draw more investment to the downtown area. The vacant Chalmers site, with its location on the river and its proximity to the NYS Thruway, is well-suited for residents of Amsterdam that may commute to the Capital District for work.

Growth potential and community involvement of Anchor Institutions in or near Downtown

A wealth of anchor institutions characterizes the downtown and its contributing neighborhoods. Following are some prime examples and benefits that they offer to the community:

- **Centro Civico**, a venerable institution that serves the Latin American community, actively initiates community and economic development, especially for the impoverished and underserved along the East Main Street Riverfront District's main arterial corridor.
- **The Sanford Clock Tower**, an iconic six story building looming over the landscape at the northern end of the Chuctanunda Falls Entrepreneurial District, serves as an especially productive venue for entrepreneurs and for the emergence and growth of many new businesses.
- **The Riverfront Center**, formally the Amsterdam Mall and located in the East Main Street Riverfront District, has made innumerable investments into its complex in order to attract and assist businesses with moving to the downtown core. The facility plays host to professional, retail, and medical-related businesses, and also local public service agencies including workforce development.
- **The former Key Bank building** anchors East Main Street in the Historic Main Street District. Its ongoing redevelopment as a mixed use, high scale, and market rate residential building with commercial usage will substantially increase the number of residents and traffic downtown.
- Within the **Southside Culinary and Hospitality District**, the "Amsterdam Castle" bed & breakfast, through its stately presence and highly visible location, anchors the south end of Bridge Street. Moreover, the guests staying at the Castle will certainly patronize Southside businesses.

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- Finally, there is vast potential associated with the proposed **culinary incubator** in the Southside Culinary and Hospitality District. Once the feasibility and conceptual planning tasks are completed by the end of 2016, a credible and viable development plan will emerge.
- The **Creative Connections Art Center**, strategically positioned in an impoverished neighborhood, offers services, resources, and accessible food for youth, families, and the community as a whole.
- Conveniently located in the Riverfront Center, **Fulton, Montgomery, and Schoharie Counties Workforce Solutions** brings together multiple programs and services in a seamless manner to both job seekers and business customers.

Amsterdam's current investment commitment to the Downtown

The City's current investment in the target downtown area takes the form of both the aforementioned physical and infrastructural investments, and active and productive partnerships with the following entities:



Creative Connections Art Center

- **Amsterdam Waterfront Foundation** - A conduit for public and private funding of waterfront projects, funneling millions of dollars into projects that are transformative for the community including Riverlink Park, the Mohawk Valley Gateway Overlook bridge, and the reconstruction of River Street on Amsterdam's Southside. AWF also promotes recreational and cultural opportunities for tourists and residents, especially impoverished populations.
- **Creative Connections Art Center** - Offers community development programming, free events/celebrations, free meals, fresh food and supplies for people in need.
- **Historic Amsterdam League** - Erects historical markers, working to develop historical advice center and a warehouse for reuse of abandoned historic architectural items. HAL is also preparing applications for two historic districts and reconnaissance level survey of properties across the city and downtown areas to secure the historic preservation tax credits for investment incentives.
- **Centro Civico** - Offers job training, job fairs, ESOL for Latin Americans and socio—economically disadvantaged individuals. The facility also provides housing, educational, and health related services. In the process of developing a bilingual/ bicultural daycare center and is partnering with Park for Kids in a neighborhood that offers no current recreational activities.
- **Polish American Veterans** - Help to create city memorials, children's athletic programs, food pantries, and more. The PAV is also working alongside other organizations to create a "Veterans' Way," an avenue downtown that would provide housing for disabled and low income veterans.
- **Amsterdam Industrial Development Agency** - Own properties downtown and leverage funding to renovate for potential investments. Working hand and hand with the City and the Urban Renewal Agency to revitalize the downtown.

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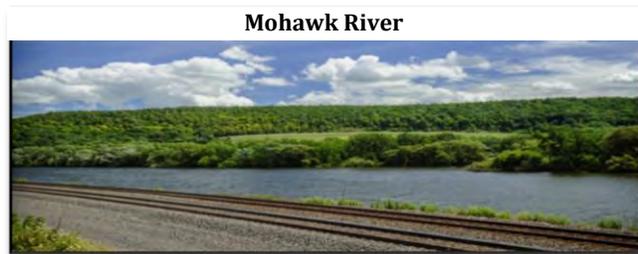
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- **The Southside Small Business Owner Consortium and Amsterdam Beautification Corporation** - were both founded to assist with the rejuvenation of Amsterdam's downtown areas. They provide funds and leverage additional funds from the community to pursue façade improvements and beautification projects in order to enhance the appearance and associated quality of streetscapes throughout the City's downtown.
- The **City of Amsterdam** itself has invested well over \$2 million in recent years towards downtown improvement projects including: traffic reconfiguration, downtown parking redesign, creation of a park in a neighborhood void of recreational facilities, the Chalmers site redevelopment, the creation of both the Waterfront Heritage Area and Northern Eastern Brownfield Opportunity Analysis documents, and the Train Station Relocation/ Multi-Modal Transit Station feasibility study.

Ability of existing infrastructure to support development and maximize recent upgrades

Collectively, upgrades to roadways, traffic signals, downtown parking, lighting, sidewalks, water, storm sewer, and sanitary sewer systems will support substantial additional development in downtown. Additionally, the City is pursuing additional funding available through the NY Rising program to create a plan for green infrastructure to improve facades and improve resiliency against potential future flooding.



The City of Amsterdam plans to capitalize on these recent upgrades in a variety of ways:

- The Southside has the potential to be a one-stop cultural tourism destination, tying in the draw of historic and artistic features of the MVGO bridge, along with the completion of various Bridge Street shops and eateries, the culinary incubator, and "Menus of the World," entertainment at Riverlink Park accessed by the pedestrian bridge, and the convenience of the castle-themed bed & breakfast for overnight stays. With access directly off the NYS Thruway, close proximity to the NYS Canalway trail, the possible multi-modal train station relocation, and possible marina on the South shore, this tourism destination would be easily accessible to all.
- Main Street has the potential to attract professionals who are looking for the quintessential downtown look with a live, work, play capacity. Between the luxury apartments being developed in the former Key Bank building, the possibility for additional market rate apartments above retail storefronts, the optimization of parking, the high paying jobs offered by employers like Mair Magaw Information Systems, and the assisted living facility, nearby retail shops and eateries, the entertainment at Sharp Shooters, the Riverlink Park pavilion, and the future Chuctanunda Trail, this area is ripe for additional development as a young professionals hub and those looking for an urban lifestyle. This area has potential to further capitalize with the possibility of making it a car-free pedestrian friendly downtown.



- The entrepreneurial hub at the Sanford Clock Tower poses another area to capitalize on recent upgrades. The former Fiber Glass Industries building has potential to be developed into mixed use housing and commercial space. With the small business hub and future incubator space at the Sanford Clock Tower, this is an additional neighborhood that young professionals and urban dwellers will look to for a live, work, play lifestyle. With additional investments in streetscapes, façade improvements, and potential eateries and cafes, this area is a prime walkable setting.

Application of smart growth principles

Amsterdam has aggressively implemented smart growth practices in its downtown. Some such practices include:

- **Mix Land Uses** - Amsterdam is making good use of its developable vacant spaces by marketing them as mixed use. This will make the area more walkable and more easily traversed.
- **Take Advantage of Compact Building Design** - Utilizing this tactic, Amsterdam is looking to expand and develop their already established and underutilized infrastructure instead of building new construction. In this way, they are making better use of their available resources while preserving green space.
- **Create a Range of Housing Opportunities and Choices** - Amsterdam's downtown has a variety of housing options.
- **Create Walkable Neighborhoods** - With traffic reconfiguration and improvements on sidewalks and streetscapes, Amsterdam is moving toward a more walkable and bikeable downtown.
- **Foster Distinctive, Attractive Communities with a Strong Sense of Place** - All of the four downtown districts, previously mentioned, have their own distinct look, feel, purpose, and presence.
- **Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas** - With Amsterdam's unique downtown straddling the Mohawk River, it is in their best interest to continue to capitalize on this natural resource and asset.
- **Provide a Variety of Transportation Choices** - Amsterdam's downtown is easily accessible by car, foot, boat, bike, and bus and will soon be accessible by train as well.
- **Encourage Community and Stakeholder Collaboration in Development Decisions** - Amsterdam has taken recent initiatives to include the community in the decision making process. With a \$650,000 grant for additional enhancements to the new MVGO bridge, the City solicited public input to organize a priority list of features to be added to enhance value and increase tourism. The Montgomery County Business Development team also held public meetings with business owners and community leaders with the announcement of the Downtown Revitalization Initiative to solicit feedback and organize priorities.



Investments in arts and cultural institutions and activities

Within the target downtown, arts and cultural institutions, frequently with the financial assistance of the City and always with the active encouragement of the City, have made and continue to make important investments. Such examples include:

- The relocation and expansion of the *Walter Elwood Museum*
- *Creative Connections Art Center* offers classes on gardening, art, cooking, and more.
- The *Mohawk Valley Gateway Overlook* offers a pedestrian bridge with artistic, cultural, and historically significant features. It has been described as a “museum over the river”.
- *Riverlink Park* offers a venue for various events and concerts. The Amsterdam Waterfront Foundation works diligently to bring new musicians to the area, broadening the community’s horizons with immense cultural variety.
- The proposed *culinary incubator* will include a “tastes of the world” menu. This concept will capitalize on Amsterdam’s rich heritage and diverse population, featuring cuisines from ever ethnicity and background.
- The *Amsterdam Free Library* offers educational and cultural significant workshops, classes, and lectures for both children and adults.
- A *Buddhist temple* is located on East Main Street, offering another option to our rich tapestry of culture and religious backgrounds. The temple offers free workshops and gatherings for the public to experience and participate in.
- *Many local artists offer classes and workshops* for the public. ART Voice, a new business in the Sanford Clock Tower offers art classes focused on creative expression and the therapeutic value of creation, while local ‘Sip and Paint’ ventures are offered for the more recreational and entertainment based art experience.
- The City and community organizations put on a variety of *cultural festivals and events* including Italiafest, Spring Fling, Centro Civico’s Summerfest, and the Mohawk Valley River Fest.

4. Job Growth

“There is a pocket of latent economic opportunity here that is shaped by picturesque geography, intact historic building stock, and leadership fully prepared to restructure the area in a creative, new-economy mold.” This quote, referenced in Vandewalle & Associates’ Amsterdam Area-Wide Opportunity Analysis (See Attachment L: Amsterdam Area-Wide Opportunity Analysis), seamlessly captures the essence of the City of Amsterdam and its downtown core. It is nearly impossible to look at the City of



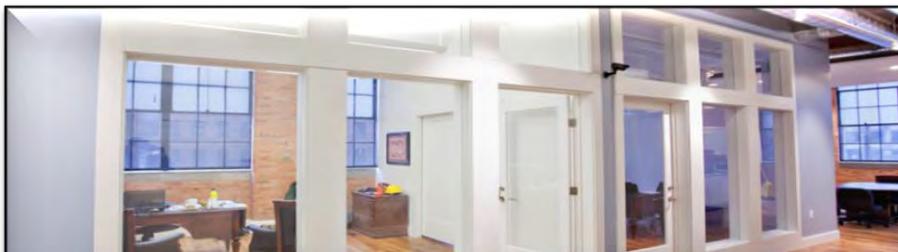
Former FGI Building, Amsterdam, NY

Amsterdam without reflecting on its rich, industrial heritage. Just as the Mohawk River propels itself through the mighty Chuctanunda Creek, winding its way through the remnants of an empire, the City’s entrepreneurial spirit continues to pump its reminder through the veins of its community. For many years, a haunting reminder of what used to be, cast a heavy shadow over what is; a unique City on the Mohawk River with vast potential and untapped assets and resources.

The existence of new and expanding employers

With support from the community and upwards of \$63 million dollars in recent public and private investment, what was once a dormant mill town is now breathing in a revitalized energy and starting anew. The tide has begun to change. People are beginning to recognize the City’s potential, ripe for development. With beautiful landscapes, ideal proximity to major metropolitan areas, rich culture and diverse heritage, a favorable blend of urban life and small town feel, and an affordable cost of living, it is not surprising that Amsterdam’s downtown core is on its way to a full-scale rejuvenation. New ventures are sprouting up in every corner of the community and downtown areas, as the City on a Hill experiences the formidable beginnings of renewal and rebirth.

In the **Chuctanunda Falls Entrepreneurial District**, the Historical Sanford Clock Tower has been brought back to life with 19 tenants and growing every day. Start-ups, small business owners, and



GIANT Solutions LLC. Located in the Sanford Clock Tower, Amsterdam, NY

entrepreneurs alike are joining what one business owner calls “The Clock Tower Family.” The most recent addition to this family will be Amsterdam Oral Surgery and Dental

Implants, opening in July and hiring four new employees. The owners chose this building for its

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walkability, central location, and the accessibility to offer services to the underserved. With private investment already well over \$1 million dollars and continuing, this magnificent building serves as a symbol of the renewal of business and infrastructure in Amsterdam.

Down the hill, in the **East Main Street Riverfront District**, Riverfront Center has become home to over 40 tenants. A mix of small business, professional services, healthcare facilities, and social service organizations offer almost 400 employees a diverse job market, all under one roof. Hundreds of thousands of dollars have been invested in this building and job opportunities and foot traffic are growing exponentially. The most recent development in this space will be a pharmacy and retail shop, opening this summer and offering the community even more job prospects. Extending further east, you will find a multicultural, diverse corridor with everything from family-owned businesses to large manufacturing companies. Lining both sides of the road you will see corner markets, a florist, car wash and laundry services, retail, and auto repair shops. The most recent addition to this melting pot of enterprise is Carmel's Diner, a not-for-profit organization



Family owned businesses located on East Main Street, Amsterdam, NY

whose mission is to restore a historic diner and add a fresh market to provide healthy, affordable food for impoverished populations. Additionally Carmel's Diner plans to hire neighborhood young adults, who come from

families in need to help them get on their feet and develop a strong work ethic.

Off the main road, large manufacturing companies line the Mohawk River. Old mill buildings have been converted and restored by Mohawk Lifts, Noteworthy Promotional Products, Beckmann Converting, and KapStone Paper and Packaging, which together employ more than 330 people. These companies have been cornerstones in Amsterdam for years and truly support the community. Mohawk Lifts alone has invested more than \$1 million dollars into their facility and business. Recently, Mohawk Lifts also fought to win a New York State Department of Transportation contract, affording them the opportunity to keep revenue flowing through the community instead of work being sent out of state or overseas. This additional contract also gave them the capacity to grow and bring an additional 10 well-paying jobs to the City.

Heading back toward the center of Amsterdam's downtown area, the former hotel is currently being renovated into an assisted living facility in the **Historic Main Street District**. This \$12 million dollar investment is eliminating blight, expanding housing options, and bringing 80 new jobs at varying levels. A few steps away is "Main Street", the only area that survived urban renewal and remains an intact, quintessential downtown block. With the Mohawk River in sight and the Chuctanunda Creek running under the roadway, this area is beginning to see a turnaround as investors notice the potential as being prime areas for revitalization. Public investment to restore the historic façades of these buildings has helped to attract potential business owners, as well. An eclectic mix of establishments including SharpShooters Billiards and Sports Pub, the Book Hound,

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Riverside Pizza, Revenge Tattoo, and the Main Attraction hair salon, line the two block stretch and provide an array of job opportunities. Formerly vacant, developable spaces are being converted with recent private investment, one of the most notable projects being the transformation of the former Key Bank Building. The 8-story structure is undergoing a \$2 million dollar revitalization to



Former Key Bank Building and Historic Main Street, Amsterdam, NY

convert the top floors to high-end loft apartments and the middle floors to market rate housing, while the bottom floors are being developed for commercial space including a brew pub. This venture will be bringing 10 additional jobs to the downtown corridor and offering the community available space that is renovated and in a prime location.

Across the river **The Southside Culinary and Hospitality District**, with the help of both public and private investment, has been experiencing an upturn as well. Full of family-owned restaurants and eateries, Bridge Street sits between two major anchors in Amsterdam's downtown. On the southern end, the former National Guard Armory has been undergoing renovations for its conversion to a 5-star Castle-themed Bed and Breakfast. The \$3 million dollar project will help this historically significant building become a tourist destination in itself, while simultaneously supplying the community with a range of job opportunities. Various restaurant establishments and small businesses are attracted to Bridge Street's unique character and charm, providing future growth and job opportunities as well. With the construction of the \$17 million dollar Mohawk Valley Gateway Overlook pedestrian bridge on the Northern end, Bridge Street is yet another area that is



Family owned business, located on Bridge Street. Southside, Amsterdam, NY

ripe for further development. The former Chalmers Knitting Mill site, which boasts picturesque views of the Mohawk River in either direction, offers an optimal space for future investment and development. With the Mohawk Valley Overlook pedestrian bridge emptying adjacent to the site and its proximity to the NYS Thruway and various restaurants and eateries, this space is one of the hidden gems in Amsterdam's downtown.

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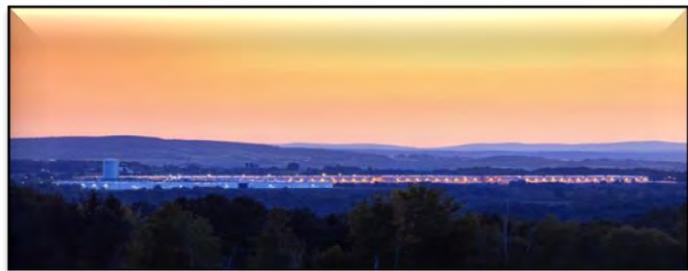


Employment expansion is taking place all throughout the City. The downtown area is sandwiched between two major, very accessible business hubs. To the north, the NYS Route 30 corridor in the Town of Amsterdam is thriving; businesses including corporate retail ventures are continuously growing and providing thousands of jobs for the community. To the south, the Montgomery County Industrial Development Agency owns two quickly developing business parks in the Town of Florida. Target Distribution Center, Beech-Nut Foods, and Hill & Marques alone provide over 1,000 jobs.



NYS Route 30 corridor in the Town of Amsterdam

Additionally, Dollar General is looking to invest \$91 million dollars to build brand new 750,000-square-foot distribution center in the business park extension. This will increase competitive wages, add over 500 new jobs to the area, and will provide increased opportunities for upward mobility for workers in the distribution industry.



Florida Park located in the Town of Florida, Amsterdam, NY

The presence of major job-creating projects and initiatives

Innovative projects are giving the City of Amsterdam and its downtown core the “creative, new-economy” described in Vandewalle & Associates’ Opportunity Analysis. In addition to the companies and businesses that provide the community with expanding career opportunities, the City and private investors have been pursuing unique approaches and initiatives to assist in the creation of a more sustainable, business-friendly environment. Amsterdam was awarded a USDA grant to create a conceptual plan and design for a Culinary Incubator in the **Southside Culinary and Hospitality District**. Similarly, the owner of the Clock Tower in the **Chuctanunda Falls Entrepreneurial District**, has plans and is actively pursuing funding opportunities to renovate the entire 6th floor to house a full service small business incubator. Both of these incubators, on either side of the downtown, would provide entrepreneurs with accessibility to resources, affordable space, and assistance in propelling their businesses forward. Statistics show an increased likelihood of a business to remain in business after graduating from an incubator facility. Furthermore, the majority of incubator graduates tend to stay and contribute in their communities, creating job prospects and increased tax revenue for their own cities.

Partnering with nearby Fulton Montgomery Community College has also given Amsterdam’s downtown further opportunity for sustainable job creation and growth. Mair Magaw Information Systems, Inc., a software development firm, will be opening its doors downtown and providing dozens of high paying jobs to the community. Mair Magaw has also achieved StartUp NY designation and will be working with the college to provide internship opportunities to students. In

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this way, the City is able to entice college graduates and professionals to work and live in the community by providing skilled workers with the opportunities they desire. FMCC provides the prospect for other partnerships to grow with local businesses as well. The college has also spoken to a local Auto Repair Shop in Amsterdam's downtown in regards to a possible apprenticeship program for students, giving them hands-on work experience. Similarly, the new business located in the Sanford Clock Tower, Here's Cookin' at You, is looking to partner with local culinary programs in the future to offer internships for college students and work opportunities for graduates. Programs like these and major job creating projects like the assisted living facility help students to easily enter into the workforce and develop the skills needed to pursue advancement in the workplace. It also provides the necessary incentive for professionals and skilled workers to remain in the community, as they will begin to see an obvious connection to opportunities and readily available career prospects.

The City of Amsterdam has also taken the initiative to become a more business-friendly community. To attract investors, the City has its own Industrial Development Agency (AIDA) and Urban Renewal Agency (URA). With these two organizations, the City is able to develop and implement plans for revitalization and growth, as well as



Family owned business on the Southside of Amsterdam

offer incentives for businesses when purchasing or leasing properties and land. AIDA also works closely with the Montgomery County IDA to share resources and strengthen its outreach efforts.

Accessibility of new and existing jobs from the Downtown

Every district area is within a 10-15 minute walk from the Riverfront Center, the heart of Amsterdam's downtown. Many new and existing employment opportunities are easily accessible by foot or bike, and a public transit system is accessible to all. The downtown bus stop offers the Montgomery Area Xpress (the MAX) and also the City of Amsterdam Transit System. The MAX utilizes Brown's Coach services and is run by the County. This transit provides flexibility in the frequency and routes, as it can be directed by the County Economic Development Office to coordinate routes needed for job creation or retention. With large projects, including the Dollar General Distribution Center, developing outside of the downtown core, the County is able to supply additional routes to the business parks, for example, to meet the needs of employees and employers. The City of Amsterdam has also begun conversations to engage similar partnerships with their transit system to increase accessibility and convenience. Additionally, the City has recently been awarded a Local Waterfront Revitalization Program grant to conduct feasibility study to achieve the long sought goal of moving its train station and developing a multi-modal transit station to its downtown core.

Diversity in area job opportunities

Amsterdam has learned from the past and is focusing on diversifying its job market. A diverse job market with varying employment levels and salaries allows for a more sustainable future. In the

East Main Street in 1920, Amsterdam, NY



past, the City had relied on a single industry for its economic base, and with those industries began to decline, the community and

its people followed. Alternatively, Amsterdam is becoming as diverse in jobs as it is in its populations and forming a melting pot of career opportunities. This allows for more employment options, various opportunities for all types of skill levels, and the ability to grow and advance within companies and across industries.

Amsterdam has many opportunities in sectors that, according to the New York State Department of Labor, will see the most growth in the next ten years. Some of these industries include professional and business services, health care and social assistance, construction, food services, retail, transportation, and warehousing. This type of variety allows for diversity in salary level as well. Amsterdam’s downtown provides opportunities in all of these industries, in varying positions ranging from entry level jobs to careers with median income levels above \$60,000 a year. With this kind of diversity and innumerable opportunities, Amsterdam and its downtown core are poised for future development and sustainable growth.

5. Attractiveness of the Downtown

The City of Amsterdam was a booming industrial forefront in the 1920s becoming one of the most important manufacturing centers in the Northeast. The City became a destination for immigrants from southern and eastern Europe, who initially worked in these factories. By the 1950s, mill technology had begun to change and the Amsterdam workforce became obsolete, dramatically changing the path of the City and gradually throwing the community into a slow path of decline in terms of job growth and attraction of viable businesses.



6th Floor of the Sanford Clock Tower

Revitalization efforts began to take shape when the City updated their Comprehensive Plan in 2003 (See Attachment H: City of

Amsterdam Comprehensive Plan) realizing that revitalization efforts needed to encompass private investment, public investment, and sound planning in order to offset the many challenges that the downtown is currently facing. Through these beginning efforts, the City saw their first population increase in the 2010 Census; the first time the community's population increased in over seventy years. Amsterdam is now on the rise, retaining and attracting more businesses than ones that are leaving the area. There are also numerous national indicators that signify that the declining trend the area has become accustomed to now is on the rise. Inglenook Realty created a video showcasing why the community is a great place to live, [here](#) (See Attachment P: Inglenook Realty Amsterdam Promotional Video). With people becoming increasingly more attracted to the City on the Mohawk River; garnishing desirability for all ages, including millenials and the baby boomer population.

Amsterdam is envisioned to become not only an attractive downtown and livable community but also a regional destination as an urban hub of the Mohawk Valley, and the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City just needs investments to reinforce what the residents and business owners have already been building upon. Residents see the potential in their City, and PBS even prepared an Our Town Video on the City [here](#). (SEE Attachment Q: PBS Our Town Amsterdam Video)

Amsterdam's downtown, which is comprised of four main districts: the Southside Culinary and Hospitality District, the East Main Street Riverfront District, the Historic Main Street District, and the Chuctanunda Falls Entrepreneurial District, already contains many physical properties and characteristics that are significant to a downtown area. (See Attachment B: Amsterdam Downtown Revitalization District Boundaries Map)

- ***Developable mixed-use spaces:***

1. *Southside Culinary and Hospitality District*

The Southside area is comprised of Bridge Street and additional feeder streets that set the tone for a community originally formed by Italian immigrants. The major thoroughfare that runs down the District now is connected to the Historic Main Street District across the Mohawk River by way of the newly developed Mohawk Valley

Gateway Overlook pedestrian bridge. Creating an area that is ripe for development in terms of mixed-use buildings, apartment development, commercial ventures, and the growth of culinary institutions. The District is also home to the site of the former Chalmers Knitting Mills, a 3.2 acre shovel-ready site located right on the Mohawk River that is especially desirable for commercial/residential and mixed-use redevelopment. The Amsterdam Castle, the former Amsterdam Armory, has recently been converted to a local bed and breakfast giving the District a solid mix of public and private investment opportunities. Additionally, a handful of undeveloped and vacant sites exist in the area, which through investment would create a complete and cohesive mixed-use corridor which the area is actively seeking.

2. East Main Street Riverfront District

The former Amsterdam Mall, now renamed as the Riverfront Center, leases space to small businesses, agencies, and medical providers. The building has slowly been gaining more commercial ventures but still has room for development in the future, as well as the potential to create a mixed-use space that brings together the East Main Street Riverfront District with the Historic Main Street District, which had previously been severed due to the placement of the mall at its conception.

3. Historic Main Street District

The former Key Bank building that exists on the surviving section of Amsterdam's downtown Main Street is the most recent site for mixed-use development within the target area. The eight story building is slated for six floors of residential loft development with the lower two floors housing commercial and office ventures. Other existing commercial businesses along the street currently have businesses on the first floor and a mix of commercial and residential uses on the upper floors.

4. Chuctanunda Falls Entrepreneurial District

The successful adaptive reuse of the historic Sanford Clock Tower into a viable business incubator proves that there is great potential for several other existing large and vacant nearby buildings to convert into successful mixed-use structures; including the 3.5 acre 202,000 sq. ft. recently vacated five story FGI building, whose proposed redevelopment video is under Attachment D: FGI Redevelopment Video.

• ***Housing at different levels of affordability and type:***

1. Southside Culinary and Hospitality District

The District is known for its single family homes outside of the target area, but some apartments are present above existing commercial businesses along Bridge Street. A proposed apartment complex has been brought to the attention of the City and would bring rental opportunities to the area.

2. East Main Street Riverfront District

The district is flooded with different types of housing options. Single family and multi-family homes run up and down the District boundary, with apartments existing above commercial enterprises, as well as rentals being prominent in this section of the targeted downtown. This area is also the most diverse in terms of population and cultural ethnicity, with the majority of residents being of Latin American decent.

3. Historic Main Street District

Apartment and rental opportunities are available on the upper levels of existing buildings along Main Street. The former Key Bank building has already begun development on their eight story building which is slated for six floors of residential loft development. The building is the tallest in downtown and will offer picturesque views over the Mohawk River and downtown area. An assisted living facility is also under construction within the previously vacant America's Best Value Inn that will

offer housing opportunities that are much needed for the ever growing baby boomer population.

4. *Chuctanunda Falls Entrepreneurial District*

The now vacant FGI building, across from the Sanford Clock Tower, has been slated for loft housing; which would have a range of different floor plans available to meet your budget. A link to the video showcasing this proposed development is included [here](#), as well as under Attachment D: FGI Redevelopment Video.

- ***Commercial and retail main street businesses, including healthy and affordable food markets:***

1. *Southside Culinary and Hospitality District*

The District is home to a proposed culinary incubator which will focus on start-up culinary ventures while expanding food options for the area all while focusing on the ethnic undertones of the district which are generally Italian-American in nature. The study will look at developing existing businesses, drawing in new ventures, creating cooking spaces for businesses to have a next step up, and using local crops, produce, and meat supplied by the areas farming community.

2. *East Main Street Riverfront District*

The District is home to Carmel's Free Diner, a not-for-profit organization whose mission is to improve access to healthy, affordable food in the City's impoverished neighborhood. The renovated facility will be the central base for healthy, affordable groceries and, eventually, prepared meals to residents of the East End, City residents, and visitors. A proposed project that will reside within the Riverfront Center is a local pharmacy with small grocery store. It will finally give residents a local store to buy fresh produce and groceries at instead of travelling up the road to the heavily trafficked State Route 30, with franchises and big chain stores.



Carmel's Free Diner East Main Street,
Amsterdam, NY

3. *Historic Main Street District*

The District is home to one of the City's downtown farmers markets that supplies residents with locally grown produce in another effort to bring fresh and healthy foods to the urban area.

4. *Chuctanunda Falls Entrepreneurial District*

The District is home to Here's Cookin' At You, a nutrition and healthy food based delivery service that serves the entirety of the City of Amsterdam as well as the majority of the eastern section of Montgomery County. Another farmers market exists within this District's boundaries in order to make sure the availability of fresh and healthy produce is spread throughout the City.

All four of the core districts which encompass the City's target area are also home to many small commercial and retail businesses that range from bodegas, small pharmacies, locally owned businesses, and chain ventures.

- ***Multi-modal transit:***

1. *Southside Culinary and Hospitality District*

Running through the District is the NYS Canalway Trail a network of approximately 300 miles of multiple-use trails that runs across upstate New York. The Canalway Trail

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follows the towpaths of both active and historic sections of the New York State Canal System as well as adjacent abandoned rail corridors, and is used equally by bicyclists, walkers, runners, snowmobilers, and cross country skiers. The Mohawk Valley Gateway Overlook (MVGO), a nearly \$20 million pedestrian bridge, serving as a linear park that connects the Southside Culinary and Hospitality District with the Historic Main Street District on both sides of the Mohawk River is a premiere multi-modal transit destination.

Outside of the District boundary exists a local boat launch that is open to anyone who wants to launch their personal watercraft to enjoy the natural beauty of the Mohawk River.

2. *East Main Street Riverfront District*

Located right on the banks of the Mohawk River resides the area's Riverlink Park. The Park offers a boat dock as well as fresh water and electrical power for visitors traveling along the River by boat.

3. *Historic Main Street District*

The area is the proposed selection for the City's multi-modal transit station relocation project. A study and detailed plans are being developed to move the existing train station to the west, near the City's border, to the more centrally located downtown area. Once relocated the station would not only serve as Amsterdam's Amtrak station, but a hub for local and regional busses, as well as a much needed park and ride area for the community. Over \$4 million in transportation improvements have been completed within the downtown area, creating a more accessible and safer environment for both drivers and pedestrians.



City of Amsterdam's former Amtrak station

Exit 27 of the NYS Thruway is located right within the City boundaries and right outside of the determined target area, allowing motorists direct access to the City from all over the State. Montgomery County and the City of Amsterdam are serviced by many local buses which include the Amsterdam Community Transit bus, the Liberty Montgomery County Chapter-NYSARC bus, the Montgomery County/Browns Coach Commuter bus, and the Montgomery County Area Express (MAX).

- ***Walkability and bikeability, within the downtown and connecting the downtown to surrounding open space networks and regional destinations:***

1. *Southside Culinary and Hospitality District*



MVGO Bridge under construction, Amsterdam, NY

The Mohawk Valley Gateway Overlook (MVGO), a nearly \$20 million pedestrian bridge, serving as a linear park that connects the Southside Culinary and Hospitality District with the Historic Main Street District on both sides of the Mohawk River is a premiere walkable and bikeable culturally based destination. Running through the District is the NYS

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Canalway Trail, a network of approximately 300 miles of multiple-use trails that runs across upstate New York. The Canalway Trail follows the towpaths of both active and historic sections of the New York State Canal System as well as adjacent abandoned rail corridors, and is used equally by bicyclists, walkers, runners, snowmobilers, and cross country skiers.

3. Historic Main Street District

The subject of a feasibility study is the Riverwalk Trail which will begin on the North side of the newly developed Mohawk Valley Gateway Overlook (MVG0) pedestrian bridge and head west through the District along the north bank of the Mohawk River to the historic Guy Park Manor that sits on the site of NYS Canal Lock 11. NY Rising funds are being secured in order to make this trail a reality. Another proposed trail system is the Chuctanunda Trail which would begin at the northern bank of the Mohawk River and progress north along the Chuctanunda Creek through the district and into the Chuctanunda Falls Entrepreneurial District where the trail would end at Shuttleworth Park.

4. Chuctanunda Falls Entrepreneurial District

The Chuctanunda Trail is a proposed trail which would begin at the northern bank of the Mohawk River and progress north along the Chuctanunda Creek through the Historic Main Street District and into the Chuctanunda Falls Entrepreneurial District where the trail would end at Shuttleworth Park.

The City of Amsterdam target area is not only a great connection for the Mohawk Valley Region, but as a regional destination as well. The area is centrally located and acts as a gateway to the Saratoga and Capital District region, the Adirondack Park, New York City, and for the Erie Canal.

- **Accessible recreation amenities, parks and gathering spaces:**

1. Southside Culinary and Hospitality District

The District is home to the Southside Veterans' Park which was built atop the filled-in Brockway's Basin, and was previously part of the Erie Canal. Another park within the District boundaries is the John A. Sampone Sr. Memorial Park which is currently being developed since there is, as of now, no playground on the Southside for children and residents to use. An additional



Southside Veterans' Park, Amsterdam, NY

creation amenity that runs through the District is the NYS Canalway Trail. The Canalway Trail follows the towpaths of both active and historic sections of the New York State Canal System as well as adjacent abandoned rail corridors, and is used equally by bicyclists, walkers, runners, snowmobilers, and cross country skiers. Near the District is the Port Jackson



Riverlink Park, Amsterdam, NY

boce courts where from May to September bocce leagues play all through the week.

2. *East Main Street Riverfront District*

Riverlink Park is located on the Mohawk River and is overseen by the Amsterdam Waterfront Foundation. The Park offers a boat dock as well as fresh water and electrical power for visitors traveling along the Mohawk River by boat. The park is also home to the Riverlink Café located on site which offers food and drinks for all of its visitors. Families are welcome as there is also a playground for children to enjoy throughout the summer. In addition, Riverlink Park plays host to several events throughout the summer months. Centro Civico exists within this District as a dual-language not-for-profit that provides programs and services to individuals and families who are building greater self sufficiency. The program offers a small recreational space behind the building as well as a community garden to teach residents on the East End how to be self sufficient, as well as grow their own produce and flowers. The community building has a proposal for future basketball courts and a skate park for community use. The East Main Street Riverfront District is also home to many places of worship that service the entire City. These include: Guan Huan Mi Zong Buddhist temple, St. Mary's Catholic Church, and the Latin American Pentecostal Church.

3. *Historic Main Street District*

The District is home to one place of worship which is the United Presbyterian Church open to the public.

4. *Chuctanunda Falls Entrepreneurial District*

Kirk Douglas Park is named after actor and former resident of Amsterdam. This park is adjacent to the scenic Chuctanunda Creek, and offers playground equipment, and sitting benches for all to enjoy. The Polish American Veterans Club has been a fixture in this District for decades as a meeting space for retired veterans and their families.

- **Access to health care facilities:**

2. *East Main Street Riverfront District*

The East Main Street Riverfront District is home to a large inventory of health and medical related facilities. Located within the Riverfront Center is a dialysis treatment center, oncology office, home healthcare office, department of social services, and a workforce solutions center exists that is the main office for Montgomery, Fulton, and Schoharie counties. There is also Schells pharmacy and Dr. Selbert's optometrist office, both along East Main Street, and the Neena Rao Medical Center along Front Street.

3. *Historic Main Street District*

This District is home to the New Dimensions in Health Care office which is a diagnostic and treatment center offering high-quality services for people of all ages; including dental and medical services. Eastern Medical Support resides in the area offering occupational health services from pre-employment drug screening to staffing of complete on-site health centers. A local dentist's office next door offers a wide range of services for patrons.

4. *Chuctanunda Falls Entrepreneurial District*

Residing on the second floor of the Sanford Clock Tower building is the under construction space for the new Amsterdam Oral Surgery & Dental Implant Center which will be opening in July of 2016. The District includes public facilities that help in the transportation of sick and injured residents and people to these health care facilities, which include the Amsterdam



Amsterdam Oral Surgery & Dental Implant Center

Police and Fire Department which reside in the same building on off of Church Street. St. Mary’s Hospital, Montgomery County and the City of Amsterdam’s largest employer, is right outside the target area, but the hospital is a five star rated facility with staff certified in family practice, internal medicine, gerontology, pediatrics, and specialty services.

• **Cultural and entertainment amenities:**

1. *Southside Culinary and Hospitality District*

The District is a proverbial melting pot of Italian American culture and cuisine that has been the backbone of the community for generations. Near the target area is the Port



**Family owned business on the Southside,
Amsterdam, NY**

Jackson bocce courts where from May to September bocce leagues play all through the week. The District is also home to the site of the former Chalmers Knitting Mills, a 3.2 acre shovel-ready site located right on the Mohawk River that is especially desirable for commercial/residential and mixed-use redevelopment, which could include a green space or public park. The Mohawk Valley Gateway Overlook (MVGO) pedestrian bridge will be an

educational tool to learn about the rich history and culture associated with Amsterdam. There are twenty markers that will be placed across the bridge. Eight of the markers will be mounted on the railings and include actual historical photographs of various Amsterdam neighborhoods. The remaining markers will appear on concrete flower containers and would highlight various aspects of the city’s history such as the early settlers, the Erie Canal, and factories.

2. *East Main Street Riverfront District*

Riverlink Park is located on the Mohawk River and offers a dock as well as fresh water and electrical power for visitors traveling along the Mohawk River by boat. Families are welcome as there is also a playground for children to enjoy throughout the summer. Riverlink Park also plays host to several events throughout the summer months. Centro Civico exists within this District as a dual-language not-for-profit that provides programs and services to individuals and families who are building greater self sufficiency. The community building has a proposal for future basketball courts and a skate park for community use. The Creative Connections Art Center offers classes and community workshops in areas of art, painting, reading, writing, music, and gardening. The facility is also home for organizations to meet such as the local 4H Club, Girl Scouts, and for local art shows.



Riverlink Park summer concert

3. *Historic Main Street District*

The District has seen an increase in night life activity with the opening of Sharp Shooters Billiards and Sport Pub, a local bar/restaurant and pool hall with bocce

downstairs. Sharp Shooters is also home to many well known headlining bands and musical groups from all over the State. The area is also home to La Piazza Social Club a local cigar lounge.

4. Chuctanunda Falls Entrepreneurial District

Right near the border of the Chuctanunda Falls Entrepreneurial District resides the Walter Elwood Museum of the Mohawk Valley. The museum has an extensive assortment of approximately 25,000 artifacts that relate to Mohawk Valley's colorful industrial past. The Amsterdam Library is also an important part of the area's culture. The building has been standing since 1903 and is a great source for information on the area as well as a host to many local events, fundraisers, and programs. Within the Sanford Clock Tower is the area's premier dance instruction school, Dance Force. Classes are offered for all ages and runs from September to June.



Walter Elwood Museum, Amsterdam, NY

- **Broadband accessibility:**

The City of Amsterdam is currently looking at broadband initiatives for major public areas. The installation of the Mohawk Valley Gateway Overlook (MVG0) pedestrian bridge will include Wi-Fi capabilities for residents and visitors to be able to research the many artistic and historic installations. Future broadband initiatives include installation of Wi-Fi on local school buses through Smart Schools bonding, installation at public spaces, such as, City Hall, local parks, Riverlink Park, and other large gathering spaces.

6. Policies to Enhance Quality of Life

The City of Amsterdam has established an impressive set of policies that encompass the downtown target area, and are intended to enhance the livability and quality of life of local residents and business owners. Additionally, the City is actively pursuing a broad range of additional formal guidelines and strategic initiatives intended to facilitate the overall renewal of downtown. The City, has systematically addressed each and every issue that affects downtown livability and attractiveness, with a special emphasis upon pedestrian circulation, expansion of recreational and cultural amenities, formulation of zoning policies that actively encourage residential development in mixed-use buildings, and increasing access to healthy foods for local residents.



Amsterdam Sanford Clock Tower

Downtown plans

Among the multitude of downtown plans that have been referenced throughout this proposal there are a few worth highlighting. Two separate Brownfield Opportunity Area (BOA) nomination documents that have been completed merit review: [1] the Waterfront Heritage Area BOA, inclusive of much of the East Main Street Waterfront District and the Southside Culinary and Hospitality District (See Attachment I: Amsterdam WHA BOA Nomination Study); and [2] the Northern and Eastern Amsterdam BOA, inclusive of much of the Chuctanunda Falls Entrepreneurial District (See Attachment J: Northern Eastern BOA Nomination). These BOA documents outline the means for returning properties, that have been nominated as a brownfield, to a productive economic and viable community reuse. The Greater Amsterdam Area Opportunity Analysis undertaken by Vanderwalle Associates (See Attachment L: Amsterdam Area-Wide Opportunity Analysis) identifies possibilities for the whole downtown area and adjacent areas including portions from the Town of Florida and Amsterdam, while steadily linking those opportunities in a consistent manner. This approach demonstrates that local leaders understand and embrace regionalism when it comes to community and economic revitalization. Specific localized plans have been developed for the Southside Culinary and Hospitality District such as Southside Neighborhood Redevelopment Strategy (See Attachment M: Southside Neighborhood Redevelopment Study). Two



Riverlink Park

Downtown Identification

City of Amsterdam

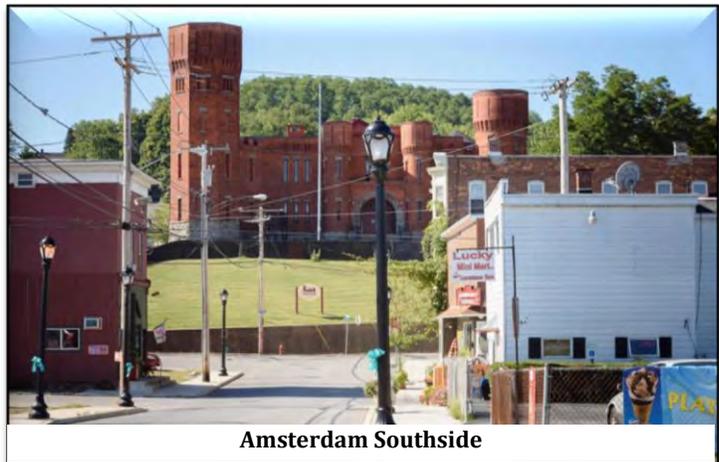
separate cultural resource surveys are additionally been undertaken in order to qualify historically and culturally significant areas within the Historic Main Street District and the Chuctanunda Falls Entrepreneurial District. The future Historical Designation of these districts will provide developers with significant tax credits that are often necessary to facilitate redevelopment. The City also initiated an Amsterdam River Walk Feasibility Study in 2014 with help from the New York State Department of State (NYSDOS) to analyze the feasibility of the development of public trails and other access improvements along Amsterdam' Mohawk River waterfront. (See Attachment R: Amsterdam River Walk Feasibility Study)

Modern zoning and parking standards

Pursuant to the City's Comprehensive Plan (See Attachment H: City of Amsterdam Comprehensive Plan), the proposed zoning for the target downtown area has been carefully modified to encourage residential development. The City previously recognized that present policies had previously served to discourage residential development, especially in mixed-use buildings. Current commitment towards the redevelopment of residential welcoming zoning regulations, along with new circulation and parking schemes have been recently developed and are being implemented over the next couple of months. The reorganization of the parking layout in the Historic Main Street District provides a prototypical example of how small and simple adjustments can make an area much more user friendly. Additionally, as part of the New York Rising Programs: Waterfront Heritage Area Project (See Attachment K: NY Rising Waterfront Heritage Area), Amsterdam will institute green infrastructure practices in the downtown area intended to improve flood resiliency, reduce stormwater system flow, and incorporate more natural features into the built environment.

Management structure

The management structure for the implementation of the downtown revitalization initiative will build upon the efforts of existing business organizations all while being directed by the Montgomery County Business Development Center, which has a proven track record in administering multi-faceted and multi-million dollar grants and programs. Business owners on the Southside of Amsterdam have formed an Incorporated Business Association. While, business owners in both the Historic Main Street and East Main Street Riverfont Districts have undertaken corresponding activities in order to promote their particular business districts. Additionally, Cranesville Properties facilitates the location and expansion of businesses within the Amsterdam Riverfront Center. The owners of the historic Sanford Clock Tower actively assist entrepreneurs and small businesses within their building. With the implementation of the DRI, the Montgomery County Business Development Center will manage all planning and



Amsterdam Southside

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implementation activities, providing both strategic assistance and operational guidance for the program.

Complete streets plans and laws

The City of Amsterdam has already made formidable progress in its downtown area with regard to implementing a complete streets sensibility and improvement on the overall physical environment. Recent, ongoing, and future improvements will enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. The downtown has already become a better place to easily cross the street, walk to shops, and bicycle to work. The complete streets philosophy will be further facilitated by improvements in public transportation systems. Already, over \$4 million in transportation improvements have been completed within the downtown area, creating a more accessible and safer environment for both drivers and pedestrians.

Transit-oriented development

The potential relocation of the City's Amtrak station, now displaced on the very western edge of the City, into the heart of downtown represents a singularly important investment into downtown, and establishing a coherent transportation network not dependent upon automobiles. The City is currently in the process of undertaking a feasibility study for this multi-modal and mixed use transit facility, which is being partially funded through the Department of State. Through the efforts of the MVREDC, \$115,000 has been secured to comprehensively evaluate, develop conceptual designs, and undertake all necessary steps towards the relocation of the existing Amtrak station.



City of Amsterdam's former Amtrak station

Land Banks

The City of Amsterdam participates in a land bank program along with the City of Schenectady and Schenectady County. Already, formerly abandoned properties have been rehabilitated and transferred to new owners, with additional dwelling currently slated for rehabilitation this year.

Energy-Efficiency

The City of Amsterdam has actively pursued a number of energy efficient initiatives, including an LED street lighting plan, and completing a Power Purchase Agreement to exclusively use solar power for the City's electricity needs, leading to a substantial cost savings for Amsterdam's taxpayers. Furthermore, the City is considering participation in the SmartWatt Utility Program as a means of reducing energy consumption throughout all its municipal facilities.

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Smart Cities Innovation

The City of Amsterdam and its municipal leaders are establishing a fundamental, coordinated framework towards defining and addressing the IT infrastructure needs necessary to support a connected smart community. Local educational leaders, elected officials and local government staff are working aggressively in order to drive this process and make the initiate come to fruition.

An inclusive environment for New Americans



**Main Street in the 1920's,
Amsterdam, NY**

Amsterdam is a city comprised of many unequal ethno-cultural assets. These populations include members of Latin Americans, northern Europeans, southern Europeans, African Americans, and people from many other backgrounds. Amsterdam is a city where personal abilities and economic opportunities are often inharmonious, where the community is in need of a unifying cause towards positive change. The old “Rug City” may be gone but the drive towards becoming a vibrant community still remains a very much intact part of the City of Amsterdam. The downtown target area and neighboring districts are not only actively welcoming our newest Americans, but they are embracing and celebrating their cultural differences. This can be seen through such initiatives as the development of a Culinary Incubator along the Southside Culinary and Hospitality District; supported by a \$75,000 grant from the USDA. Conceptual development will begin in 2016.

Amsterdam can never return to the times when textiles mills provided the first step towards economic opportunity. However, the City still possesses the raw material for renewal: its people and their culinary traditions. It is our assurance that the multicolored cuisines of our many ethno-cultural communities are revered and display Amsterdam’s distinct heritage, while collectively providing a unified structure for the community.



Main Street in 2015, Amsterdam, NY

7. Local Support

In a City with such colorful diversity in age, culture, social statuses, beliefs, and backgrounds, Amsterdam forms a unique melting pot, exemplifying a microcosm of the larger nation. Each group presents a different skill set, specific strengths, and diverse knowledge to offer to the community. Amsterdam and its people embody the essence of a small city with big heart. Through triumph and struggles, success and challenge, the community has always remained unified. The response to revitalization initiatives and plans show the same level of passion and cooperation,



Main Street Amsterdam, NY

illustrated in the almost 50 letters of support enclosed (See Attachment S: Letters of Support). Community and organizational leaders, elected officials, and business owners alike responded to the call to action and demonstrated the true meaning of the word support.

Individuals spoke of their faith in the City's growing potential and hopes for the future:

- **John Naple (President of Board of Trustees, Amsterdam Free Library)** – *The library has just finished putting a new roof on their building, purchased a new heating system, and just received the financial support of residents of the Greater Amsterdam School district. With the opening of the MVGO pedestrian bridge, they are supportive of the City's efforts and feel it is important to put an emphasis on the attractiveness of the downtown area.*
- **Chuck Torres (President, the Geek Pantology, Inc.)** – *The Geek Pantology is a family owned business with its roots in Amsterdam. Despite challenges, Chuck and his wife have stayed in downtown Amsterdam. Chuck has hopes that "With Downtown Revitalization investing, new and existing entrepreneurs can bring businesses back within the city's core and consequently, good jobs as well."*
- **Elwood Eisler (Vice-President, Alden Equipment)** – *In the last several years, Alden Equipment has invested \$600,000 to expand their warehouse space and continues to grow, as they begin to consider further expansions for storage and additional office space. Elwood describes Amsterdam's Southside as ripe for development affirming, "With the completion of the pedestrian bridge, expansion of the Victorian style street lights and investment from the Downtown Revitalization Initiative, this area can become a destination location for people in the area looking for entertainment and good food." He also mentions that the addition of a planned boat marina on the south shore of the Mohawk River will add desirability to visit Amsterdam.*



Others referenced new businesses opening in downtown and bringing vacant space back to life:

- **Joe Tesiero (Managing Member, Riverfront Center, Cranesville Properties, LLC.)**
 - *Suzanne Carol Studio - Cranesville Properties LLC., invested \$10,000 in renovation costs to assist a new business in moving to a vacant space in the downtown area.*
 - *Riverfront Pharmacy - Investment of \$40,000 to support the opening of a new pharmacy and retail establishment in one of Riverfront Center's unoccupied space.*
 - *Eyes on You - Renovated space for a new photography business to open in the Riverfront center.*
 - *Beacon Insurance - Repurposed the former Bank of America building to bring company from outside the City to an available space in the center and heart of the downtown.*
- **Harsh Patel (Tejharsh Inc./ Riverfront Pharmacy)** – *Harsh invested \$100,000 to open a new Pharmacy and retail store within the downtown, walkable core.*
- **Dovran Mamedov (Owner, Fresh Basil)** – *Remodeled and re-opened the former Pizza Hut building after being vacant for 24 years. Fresh Basil would like to invest in additionally by adding ice cream service at the existing location, and is also planning to open a retail toy store in an empty Main Street storefront.*
- **Ricardo Rivera (Bella Café and Gallery)** – *Has initiated the opening of a café in a vacant location on the East End. Ricardo is planning to make additional investment to develop office space, and increase business services to senior citizens and the large Hispanic population.*

Business owners wrote success stories and provided details regarding investment into their community and future:

- **Joe Tesiero (Managing Member, Riverfront Center/ Cranesville Properties, LLC.)**
 - *Invested \$25,000 in building renovations for Riverfront Wine and Liquor in the Riverfront Center. The liquor store has been so successful they are growing out of their space and moving to a larger location.*
 - *Assisted Rent-A-Center in their expansion to move into an empty warehouse space and provided \$75,000 to fit out their store.*
 - *Converted the True Value Hardware store in the Riverfront Center into an ACE Hardware store, with more than \$750,000 in new inventory, fixtures, shelving, and renovation costs.*
- **Joe Tesiero (On behalf of New York Oncology and Hematology in the Riverfront Center)** – *The cancer treatment center made substantial investments (along with Cranesville Properties \$50,000 investment) in upgrading equipment and their facility. The modernization of the medical facility helps to improve the business district as well as the lives of Amsterdam residents and surrounding communities.*
- **David Putman (Managing Partner, Giant Solutions)** – *Giant Solutions has made investments into their space at the Sanford Clock Tower in excess of \$500,000 in equipment, training, and office renovations. They have grown their staff of highly trained engineers and technicians, and plan to expand their presence while continuing to invest in their Amsterdam headquarters.*
- **Maribeth Sizemore (President, Stevmar Roofing & Sheet Metal, Inc.)** – *Stevmar has made improvements to their buildings interior and exterior. They have put on a new roof, heating system, and have rewired the building's current electric system.*

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Organizations expressed their proven ability to partner with the City, and their plans to continue to assist with future revitalization efforts:

- **Jody Zakrevsky (Executive Director, Amsterdam Industrial Development Agency)** – *AIDA owns several downtown properties and works with the Urban Renewal Agency and the City to assist in revitalization efforts. Within 6 months of restoration of two AIDA owned, mixed-use buildings, 85% of the rehabilitated units were rented. Jody also added, “Efforts and resources of both the City and the IDA are limited, and additional funding is needed for further stabilization and enhancement of downtown vitality.”*
- **R. H. Von Hasseln (Commander, Polish American Veterans and Auxiliary, Inc.)** – *the PAV has not only supported veterans’ activities, but also City memorials, children’s athletics, food pantries, and is now working with other organizations to create a ‘Veterans’ Way’ (a nearby avenue that would be home to disabled and low income veterans.) Mr. Von Hasseln implores that “Amsterdam and Montgomery County have been forgotten in efforts to improve upstate New York. That is a mistake because what happens here radiates throughout the region.”*
- **Ladan Alomar (Executive Director, Centro Civico, Inc.)** – *For the last 27 years, Centro Civico has been a committed partner for Economic Development, providing job training, job fairs, and ESOL for Latino and socio-economically disadvantaged individuals. They also offer housing, educational, and health-related services, are in the process of starting a bilingual/bicultural daycare center, and are partnering with the City to develop a park on their land for a disadvantaged neighborhood that does not offer any recreational activities.*
- **Nicole Helmsely & David DeFazio (President & Secretary, Historic Amsterdam League)** – *HAL has aided the City by raising funds and leveraging monies for community projects, erecting historical markers around the community every year, and assisting home owners who engage in historic preservation efforts. Currently, HAL is working on an application to create the Sanford Mills Historic District and moving forward the organization will be pursuing a reconnaissance level survey of historic properties within the city, developing an application for an additional historic district nomination for downtown Main Street, and creating a historical advice center and a warehouse for reuse of abandoned historical architectural items.*
- **Jo-Ann Gegzno (Chairwoman, Board of Directors, Horace J. Inman Senior Center)** – *The Inman Center provides quality social, educational, athletic, and recreational facilities for local residents and participants from other counties. Baby Boomers are looking to move back into downtown areas that have amenities of urban life. Jo-Ann explains that their efforts “will help build the tipping point to convince families that Amsterdam is a city that cares about all of its citizens.”*
- **Barbara Neznok (Director, Amsterdam Community Garden and Youth Services at the Creative Connections Art Center)** – *CCAC has been home to many community organizations: local Girl Scout troops, RROTC, Wishful Thinking, Fast Forward 4 H Club, and an after school tutoring program for children in need in the neighborhood. Volunteers at CCAC also offer a variety of services for at risk youth and impoverished families, including providing back to school supplies and winter clothing, offering free community gatherings and meals during the holidays, and also creating a community garden and free cooking classes to make fresh food more accessible.*

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- **Paul Gavry (Board President, Amsterdam Waterfront Foundation)** – *AWF promotes cultural and recreational opportunities for tourists as well as local youth and families, especially those that contend with acute poverty. The organization serves as a not-for-profit conduit for public and private funding of projects applicable to the City's waterfront development and comprehensive plan. Funneling millions of dollars into projects that are diverse and truly transformative for the area.*
- **Jessica Gosson (President, GFW Century Club of Amsterdam)** – *The Century Club supports the mental, moral, and social development of its members, and contributes to the civic improvement of the community. They sponsor scholarships, support the arts, volunteer in community events and initiates, and participate in community projects that promote friendship and understanding within the community.*

Elected Officials advocated and voice their encouragement while backing for Amsterdam's nomination:

- **Edward Russo, Chad Majewski, Paul Ochal, Rodney Wojnar, & James Martuscello (Aldermen, Common Council)** – *Amsterdam's Common Council voiced their support and optimism regarding the future of the City's downtown. The Aldermen note that the downtown is becoming increasingly vibrant and that, if given the opportunity for aggressive revitalization investment, Amsterdam is poised for an overall rejuvenation.*
- **Terry Bieniek (Chairman, Montgomery County Legislature)** – *The Legislator discusses Amsterdam's ever growing economic development opportunities and acknowledges its rich social and cultural assets. He concedes that the amount of recent public and private sector investments is encouraging, and with additional assistance, can be a catalyst for a potentially robust future.*
- **Angelo Santabarbara (Member of the Assembly, The Assembly of the State of New York)** – *Angelo Santabarbara is the Assembly member representing the City of Amsterdam. He points out Amsterdam's strengths as a community with a strong workforce, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, cultural and historic buildings, and looks forward to seeing continued success.*
- **Matthew Ossenfort, (County Executive, Montgomery County)** – *The County Executive describes Amsterdam as a community that is prime for development. As a lifelong resident himself, he is very optimistic about the possibility to "transform the downtown into a community where tomorrow's workforce will want to live, work, and raise a family.*
- **Michael McMahon (Commissioner, Montgomery County Department of Social Services)** – *DSS recently opened a satellite office with 32 employees in the under-developed Riverfront Center. They will be moving another 15 employees and will also be investing in a conference and training room for outside entities to hold meetings. Commissioner McMahon points out that DSS employees utilize the business and recreations that surround them daily. He hopes that the planned expansions will help to increase the use of the Riverfront Center, further spurring the revitalization of downtown.*
- **Paul Tonko (Member of Congress, Congress of the United States)** – *Congressman Tonko is a life-long resident of the City of Amsterdam, and has closely worked with the community, both as a former member of the New York State Assembly and now as a Member of Congress. He sees how the City and community have demonstrated a "tremendous will and capacity to revitalize in a sustainable way." He stated that, "Together, we have generated enormous*



interest and investment in pedestrian-friendly, people oriented, public amenities that will play a critical role in the economic revival of both the City and the Region.”

- **George Amedore (Senator, The Senate of New York State)** – *The Senator illustrates that Amsterdam, being the recipient of both private and public investment, is prime for economic transformation. He states that “The City of Amsterdam’s downtown neighborhood has the potential to grow into a vibrant community, where people will want to live, work, and raise a family.”*
- **John Duchessi (Former Mayor of Amsterdam and current Montgomery County Legislator)** – *As the former Mayor of Amsterdam, John Duchessi appreciates the revitalization initiative’s “comprehensive approach to transforming local communities by leveraging private investment with existing State resources.” The Legislator points out that the community’s substantial level of need would be greatly abetted by the high value of this State funded program.*

Lastly, entrepreneurs and ambitious pioneers laid out ideas, desires, and goals for future investment and revitalization efforts. With assistance, these ventures will have an opportunity for attainment:

- **Anthony Ceroy (Vice President of Development, KCG Development)** – *KCG is currently working with 3rd party professionals and investment groups on the potential for developing community driven, multifamily, and mixed use developments in the City of Amsterdam. Anthony expresses, “I am especially optimistic about the future of Amsterdam’s downtown neighborhood, and particularly encouraged by the recent public sector and private sector investments in those areas.”*
- **Michael Gulotty (Vice President of Operations, Vista Host Hotel Development & Management)** – *Vista Host, Inc. is working with Omni Development and looking at potential investment projects in the City of Amsterdam and in the Southside downtown area. Mr. Gulotty states, “ We believe the Port Jackson community is perfectly situated for a hotel to anchor redevelopment there.” He adds, “Port Jackson is super attractive as it can realistically be repositioned with the alignment of the citizen and business stakeholders along with government leaders, exercising a vision that can achieve a regional destination.” Vista Host and Omni Development feel that the neighborhood, especially with the MVGO connector bridge, are critically attractive, and that Amsterdam represents a commuter community to the Tri City area that is essentially untapped. Mr. Gulotty ends his letter reaffirming that the group’s interest, “extends well beyond the initial hotel project.”*
- **Joe Tesiero (Managing Member, Cranesville Properties, LLC. John A. Tesiero Jr., LLC & Cranesville Block Company, Inc.)** – *John A. Tesiero Jr. LLC is in the process of transforming an 8-story formerly vacant bank building to 24 apartments for upscale residents, with a brew pub, and commercial space on the ground floor. Cranesville Properties has hit a snag while trying to bring a grocery store to the downtown core and feels that the possibility of additional funding to use as incentive could pose a perfect opportunity to see this investment project come to fruition. Cranesville Block would like to pursue the possibility of using their land on the Southside to create a marina, if funding assistance was to be available.*
- **Timothy Berlin (Owner, Sharp Shooters Billiards & Sports Pub)** – *Has invested substantially in façade renovation, sparking further façade improvements by his neighbors on*

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Main Street. Timothy also outlines a desire for further investment for an additional bar, the expansion into lunch business, and additional signage to increase their presence.

- **Mervin Rodriguez (Owner, Merv's Auto Repair & Head Mechanic)** – *Merv's Auto has invested over \$30,000 to convert a vacant property into a busy auto repair shop. Fulton-Montgomery Community College has approached him with coordinating a program in which students will apprentice in his shop. Mervin would like to make additional improvements on his property, and invest further for equipment and uniforms for the FMCC students.*
- **Paul Parillo (Owner, L-Ultimo)** – *Paul has made significant improvements to the interior of his building on Bridge Street. He would like to make additional investments including façade repair and weatherization upgrades.*
- **Sheila Wood and Danielle Altieri (Owners, Here's Cookin' at You)** – *Danielle and Sheila opened their business earlier this year in the Sanford Clock Tower, because of the untapped potential of the area. They plan to remain in the area and would like to expand their business, hire additional employees, and partner with local culinary programs to offer student internships and provide graduates with career opportunities.*
- **Steve Perlstein (President, Mohawk Lifts)** – *As the last US company to fully manufacture lifts for every vehicle, Mohawk Lifts has been in Amsterdam for 35 years. The company has invested over \$1 million into their facility, and have grown from a staff of 48 people to 72. Last year their facility caught fire, and instead of closing shop or moving elsewhere, they stayed committed to the community and put additional funds into their building to keep the business going.*
- **David DeFazio (President, Carmel's Free Diner)** – *The not-for-profit located in Amsterdam's downtown has a mission of improving food access, and the eventual restoration of the iconic and previously vacant historic East End diner. The organization has leveraged \$50,000 toward the development of their building and will be looking to invest \$125,000 in the future to restore the diner.*

Montgomery County Business Development Center, through its vital partnership with the City of Amsterdam, is fully prepared and equipped to take on the role of local lead for the Downtown Revitalization Initiative. As stated in the support letter signed by Director Ken Rose, MCBDC embraces a Regional approach to economic and community revitalization, knowing that this method will lead to the greatest chances of success. Community leaders, business owners, public officials, and residents all stand united and prepared to develop and implement the strategic revitalization plan together. The City of Amsterdam and its downtown core possess a mass potential for boundless opportunities. With assistance from the State, supporters, and believers of the 'Shining City on the Hill' will be given a chance to truly see the fruits of their labor and be a part of a transformation. Watching their dreams come to life as Amsterdam works to become the empire that is was always meant to be.

8. Other

Local lead

This application was developed by the Montgomery County Business Development Center (MCBDC) along with City of Amsterdam officials, and with strong participation from the local businesses and community groups that encompass the City's Downtown Revitalization Area. The City of Amsterdam and Montgomery County, through our on-going partnerships, have embraced the idea that a Regional approach to economic and community revitalization will lead to our greatest chances for success.



The Montgomery County Business Development Center houses the physical offices for and integrates the work of the Montgomery County Department of Economic Development, Planning, and the Montgomery County Industrial Development Agency (MCIDA). The Center serves as the primary economic development and planning entity for Montgomery County, New York. Through our vital partnership with the City of Amsterdam, and our track record of managing multi-faceted and multi-million dollar projects, we feel confident in fulfilling the goals and objectives of the Downtown Revitalization Initiative; which would lead to a brighter future for not only the City of Amsterdam, but for Montgomery County, and the Mohawk Valley Region as a whole.

Although business attraction is a primary function of the Center, it is certainly not the Center's only function. Retaining and expanding existing businesses is equally vital to the economic health of Montgomery County. The Center works with existing employers to initiate capital investments, foster job creation, and mitigate the threat of business closure or relocation. The Center reaches into its deep set of capabilities to provide local businesses with technical resources; identify expansion opportunities; and, to secure financial, technical, marketing, and training assistance. Furthermore, by utilizing the tax-exempt bond issuance capacity of the MCIDA, businesses can access long-term financing with the substantially-lowered interest rates and associated tax incentives that are critical for firms during difficult times, such as the initial start-up period or during a large expansion project.

Amsterdam is envisioned to become not only an attractive downtown and livable community but also a regional destination as an urban hub of the Mohawk Valley, and act as the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City just needs investments to reinforce what the residents and business owners have already been building upon.

MONTGOMERY COUNTY, NEW YORK

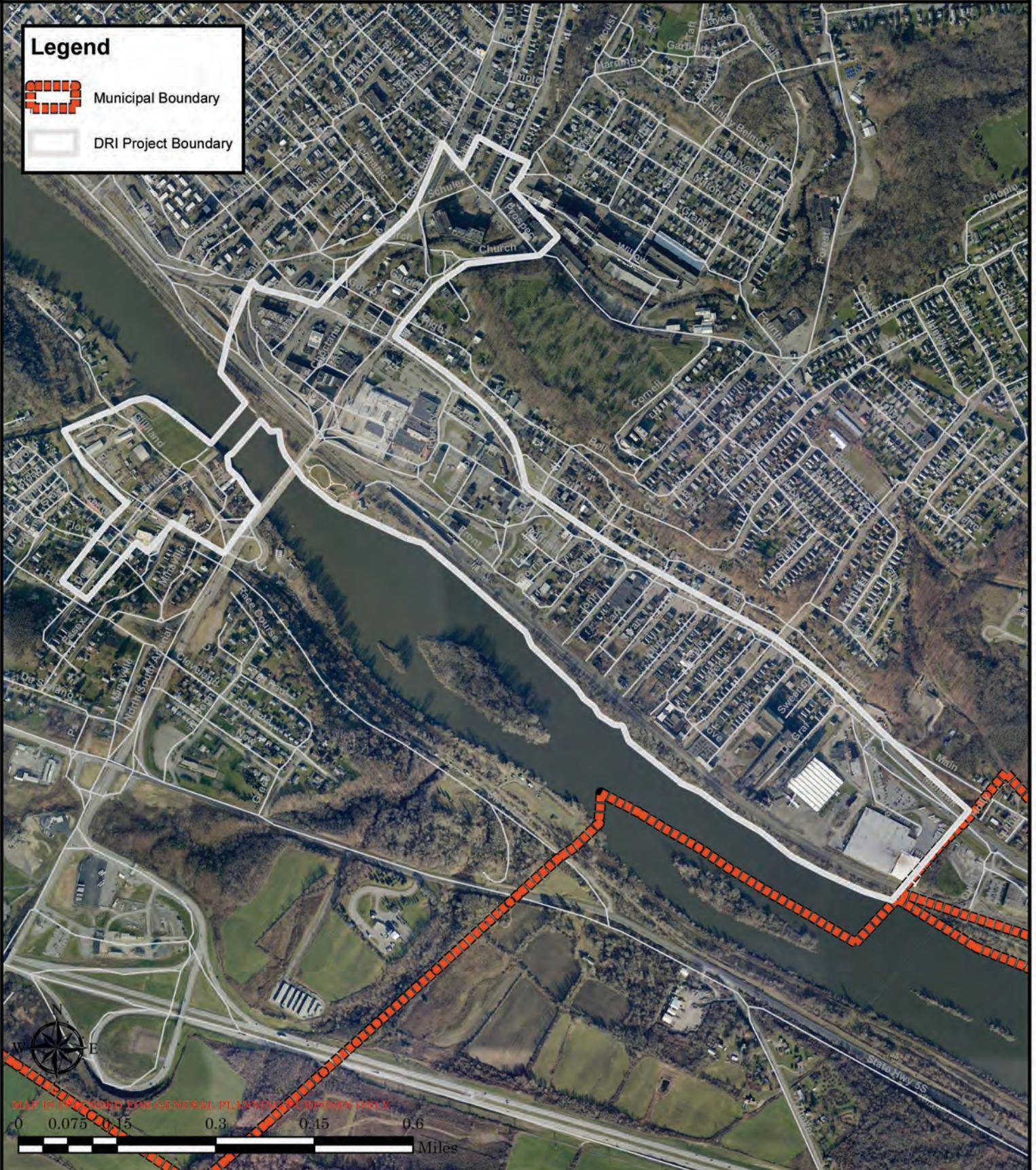
Legend



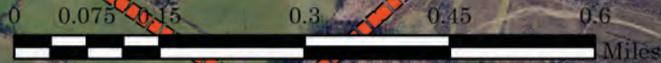
Municipal Boundary



DRI Project Boundary



MAP IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY.



Location Map



Amsterdam Downtown Revitalization Project Boundary

Source:
Montgomery
County
GIS

Montgomery County Department of
Economic Development & Planning
Old County Courthouse
9 Park St., P.O. Box 1500
Fonda, NY 12068-1500



MONTGOMERY COUNTY, NEW YORK

Legend

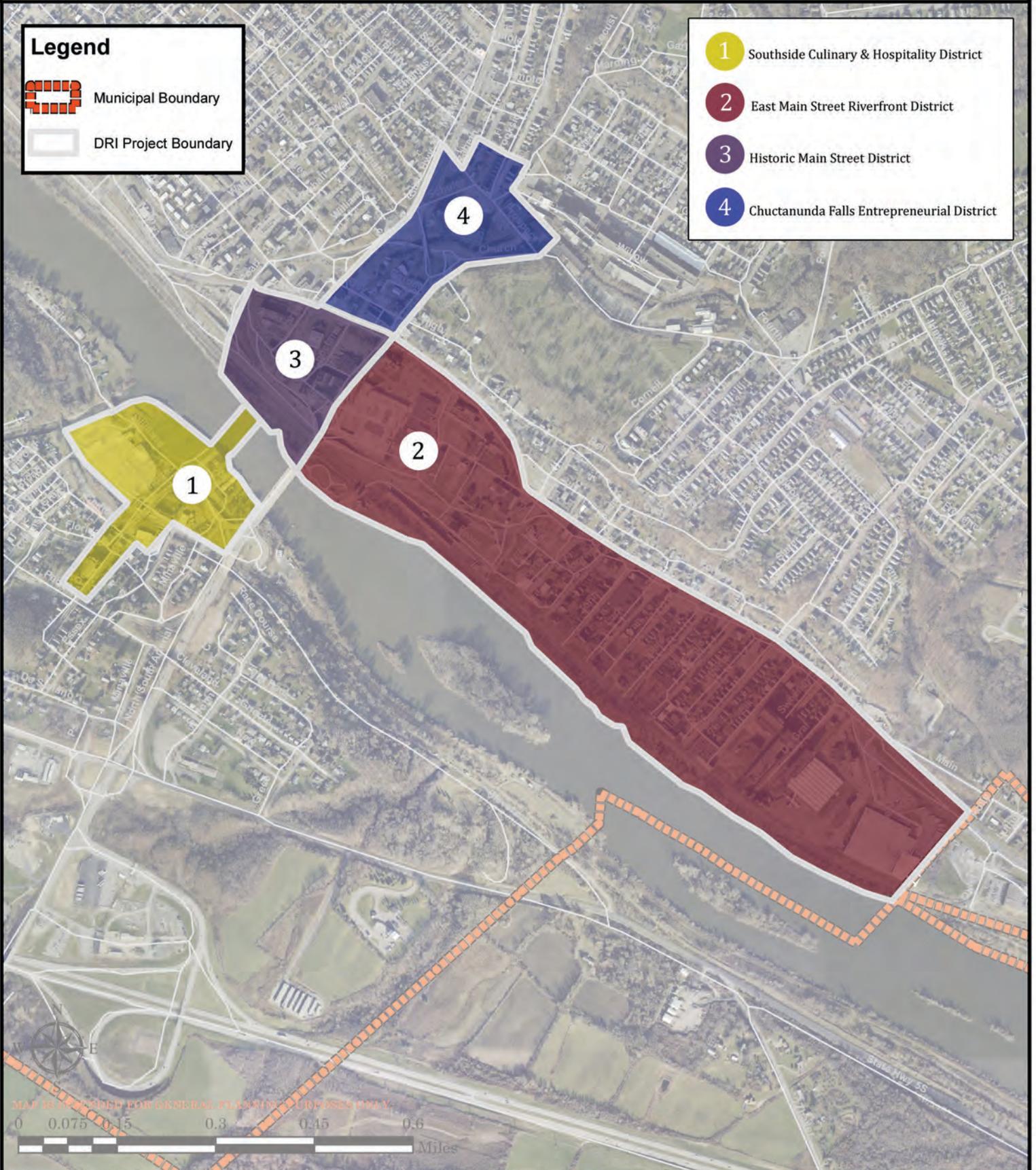


Municipal Boundary



DRI Project Boundary

- 1 Southside Culinary & Hospitality District
- 2 East Main Street Riverfront District
- 3 Historic Main Street District
- 4 Chuctanunda Falls Entrepreneurial District



MAP IS PROVIDED FOR GENERAL PLANNING PURPOSES ONLY.



Location Map



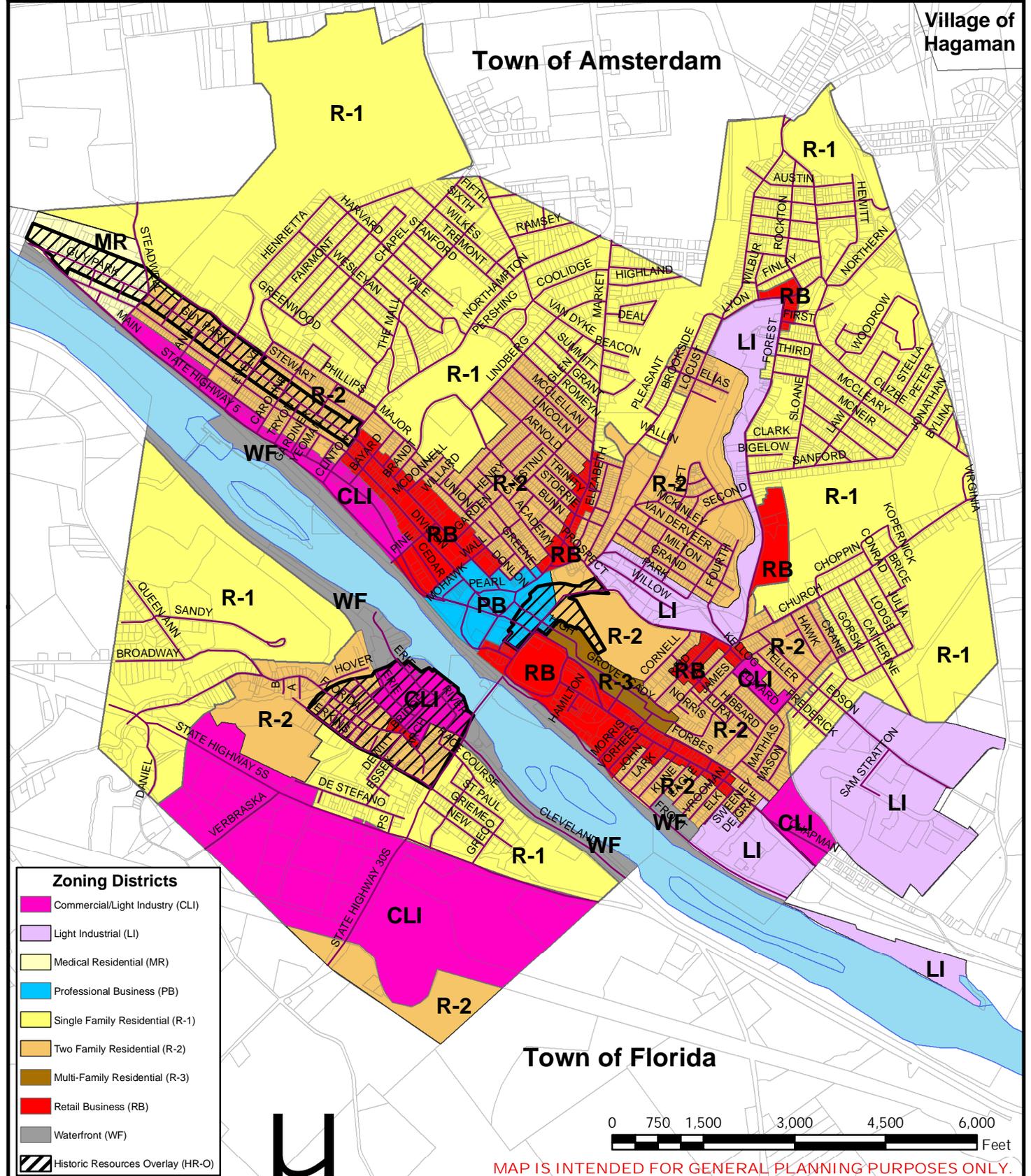
Amsterdam Downtown Revitalization Project Boundary

Source:
Montgomery
County
GIS

Montgomery County Department of
Economic Development & Planning
Old County Courthouse
9 Park St., P.O. Box 1500
Fonda, NY 12068-1500



MONTGOMERY COUNTY, NEW YORK



City of Amsterdam Zoning District Map

Source:
Montgomery
County
GIS

Montgomery County
Department of Economic
Development & Planning
9 Park St., P.O. Box 1500
Fonda, NY 12068-1500



MONTGOMERY COUNTY, NEW YORK

Legend



Municipal Boundary



DRI Project Boundary

Prior Investments

Public

- 1 Chalmers Site \$4,000,000
- 2 Bridge Street Reconstruction \$750,000
- 3 Riverlink Park \$8,700,000
- 4 Waterfront BOA \$189,200
- 5 Northern & Eastern BOA \$65,000
- 6 Main Street Revitalization \$750,000
- 7 Sewer Improvements Phases 1-5 \$660,000
- 8 River Walk Feasibility Study \$50,000
- 9 Opportunity Analysis \$30,000
- 10 Wrestling Hall of Fame \$116,199
- 11 44-46 E. Main Street \$650,000
- 12 20-24 E. Main Street \$9,500
- 13 30-32 E. Main Street \$14,870
- 14 URA Program \$600,000
- 15 Traffic Signal Replacement \$4,200,000

Private

- 1 Amsterdam Castle \$3,000,000
- 2 Sanford Clock Tower \$1,000,000
- 3 Fresh Basil \$80,000
- 4 Here's Cookin' At You \$20,000
- 5 Stevmar Upgrades \$20,000
- 6 Mohawk Lifts \$1,000,000
- 7 Alden Equipment \$600,000
- 8 Sharp Shooters \$80,000
- 9 L'Ultimo \$70,000
- 10 The Geek Pantology \$15,000
- 11 Rent A Center \$75,000
- 12 Riverfront Wine & Liquor \$25,000
- 13 Tsjlach Pharmacy \$40,000
- 14 ACE Hardware \$750,000
- 15 Suzanne Carol Studio \$10,000
- 16 NY Oncology & Hematology \$50,000
- 17 Beacon Insurance \$250,000
- 18 Merry's Auto Repair \$30,500



Prior Public and Private Investments

Source:
Montgomery
County
GIS

Montgomery County Department of
Economic Development & Planning
Old County Courthouse
9 Park St., P.O. Box 1500
Fonda, NY 12068-1500



MONTGOMERY COUNTY, NEW YORK

Legend



Municipal Boundary



DRI Project Boundary

In Progress & Future Investments

Public

- 1 MVGO Bridge \$17,650,000
- 2 Land Bank \$1,032,000
- 3 Train Station Study \$230,000
- 4 Culinary Incubator Study \$75,000
- 5 Sewer System Imp. \$1,000,000
- 6 Centro Civico Park \$30,000
- 7 Giant Solutions \$80,000
- 8 Mair Magaw \$450,000
- 9 Downtown Parking \$20,000
- 10 Waterfront Heritage Area \$351,000

Private

- 1 Santoni Clock Tower \$300,000
- 2 Cranesville Prop. LLC \$3,000,000
- 3 Carmo's Free Dinner \$175,000
- 4 Assisted Living Facility \$12,000,000
- 5 Rivermont Dr Pharmacy \$100,000
- 6 Centro Civico Park \$20,000
- 7 Giant Solutions \$500,000
- 8 Mair Magaw \$50,000



In Progress & Future Public & Private Investments

Source:
Montgomery
County
GIS

Montgomery County Department of
Economic Development & Planning
Old County Courthouse
9 Park St., P.O. Box 1500
Fonda, NY 12068-1500



Project Name	Project Description	Cost	Funding	Status	Future Investment Desire
Former Chalmers Knitting Mill Site	Demolition and environmental remediation of former industrial site. A key site in the City's Southside for future development.	\$4,000,000	NYSDEC \$1,900,000 Bonding \$2,100,000	Complete	
Bridge Street Reconstruction	New water and sewer lines, sidewalks, curbs, street lighting, paving on Southside's Bridge Street	\$750,000	NYS DOT \$500,000 AIDA \$125,000 DOSLWRP \$125,000	Complete	
Riverlink Park	Environmental remediation and development of waterfront park on north shore of Mohawk River adjacent to Main Street. Construction of walkways, landscaping, lighting, playground, concert venue, restaurant space, plaza, etc.	\$8,700,000	DASNY \$450,000 CDBG \$700,000 DOSLWRP \$350,000 Nat'l Grid \$7,200,000	Complete	
Waterfront BOA	Brownfields Opportunity Area planning study, encompassing all of downtown, straddling the Mohawk River.	\$189,200	DOSBOA \$172,000 City \$ 17,200	Complete	
Northern & Eastern BOA	Brownfields Opportunity Area planning study, encompassing east end of downtown.	\$65,000	DOSBOA \$65,000 City \$ 6,500	Complete	
Main Street Revitalization	Rehab of buildings on Main Street including restoration of historic facades.	\$750,000	NY Main St \$500,000 Private \$250,000	Complete	
Sewer Improvements, Phases 1 - 5	Multi-year phased upgrades to City's deteriorated sewer infrastructure, separation of storm and sanitary sewers, East End sewer pump station upgrades.	\$660,000	20% of total project CDBG \$3,000,000 City \$300,000	Complete	
River Walk Feasibility Study	Feasibility study for construction of pedestrian walkway along the Mohawk River from Riverlink Park to Guy Park Manor Historic site.	\$50,000	DOSLWRP \$25,000 City \$25,000	Complete	
Opportunity Analysis	Report for Amsterdam Area highlighting opportunities and strengths for future development and investment projects.	\$30,000	Montgomery County IDA	Complete	
Former Wrestling Hall of Fame Building	Renovations, feasibility study, and improvements on building to attract potential investments.	\$116,199	AIDA	Complete	
44-46 E. Main Street	Entire gut renovation. Made space ADA compliant. Renovated top floors for available market rate housing.	\$650,000	CDBG	Complete	
20-24 E. Main Street	Renovations to building and improvements to facades.	\$9,500	AIDA/URA	Complete	
30-32 E. Main Street	Renovations to building and improvements to facades.	\$14,870	AIDA/URA	Complete	
2 Chuctanunda Street	Renovations to building and improvements to facades.	\$36,000	AIDA/URA	Complete	
URA Program	Renovations to residential homes.	\$600,000	URA	Complete	
Traffic Reconfiguration and Improvements	Replaced 11 traffic signals, optimize timings, change one-way to two-way, update pedestrian crossings.	\$4,200,000	NYS DOT	Complete	
Amsterdam Castle	Purchase of property. Renovations to covert property to a 5-star Bed and Breakfast.	\$3,000,000	Private	Complete	
Historic Sanford Clock Tower	Renovations to existing infrastructure, custom build-outs for businesses, utility updating.	\$1,000,000	Private	Complete	
Fresh Basil	Remodel and reopen former Pizza Hut building.	\$88,000	Private	Complete	Start an ice cream business out of the pizza shop and open a retail toy store on Main Street.

Here's Cookin' at You	Construction of commercial kitchen and startup costs.	\$20,000	Private	Complete	Expand delivery base, hire additional employees, offer personal wine pairings, and partner with local culinary programs to offer internships and hire graduates.
Stevmar Roofing and Sheet Metal	Interior and exterior building upgrades and renovations.	\$20,000	Private	Complete	
Mohawk Lifts	Building upgrades, repairs, building additions, equipment, and additional employees.	\$1,000,000	Private	Complete	Hire additional employees and increase parking capacity.
Alden Equipment	Expanding warehouse space and upgrades to building.	\$600,000	Private	Complete	Replace existing storage space with a larger building that includes additional office space.
SharpShooters Billiards and Sports Pub	Renovations, addition of bocce courts, signage, lighting and audio upgrades.	\$80,000	Private	Complete	Expand operations to serve breakfast, add an additional bar, and increase signage.
L'Ultimo	Façade improvement, equipment, and building upgrades.	\$70,000	Private	Complete	Exterior improvements including façade repair and weatherization upgrades.
The Geek Pantology	Equipment, remodeling, and professional services for computer repair company.	\$15,000	Private	Complete	Hire additional employees.
Rent A Center	Cranesville Properties invested fit up costs.	\$75,000	Private	Complete	
Riverfront Wine and Liquor	Cranesville Properties invested in building renovations for new retail space.	\$25,000	Private	Complete	
Tejharsh, Inc. / Riverfront Pharmacy	Cranesville Properties invested in fixtures and support to open a pharmacy and retail store in the Riverfront Center.	\$40,000	Private	Complete	
ACE Hardware	Cranesville Properties invested in expansion, renovation, and conversion of previous True Value Hardware retail space.	\$750,000	Private	Complete	
Suzanne Carol Studio	Cranesville Properties invested in remodel.	\$10,000	Private	Complete	
NY Oncology and Hematology	Cranesville Properties invested to update the facility.	\$50,000	Private	Complete	
Beacon Insurance	Cranesville Properties invested in building upgrades and renovations to bring a tenant from outside the City to the downtown core.	\$250,000	Private	Complete	
Merv's Auto Repair	Startup costs, equipment, and renovations to convert former vacant property to repair shop.	\$30,500	Private	Complete	Would like to make additional building improvements and purchase uniforms for FMCC student apprentices
54 Bridge	Startup costs, building fit up, and equipment for upscale retail handbag shop.	\$20,000	Private	Complete	
Southside Food Company	Building renovations and equipment costs for startup.	\$35,000	Private	Complete	
TGW	IT equipment and building improvements for consulting firm relocation to the Southside.	\$30,000	Private	Complete	

Total Past Investment

\$28,029,269

Project Name	Project Description	Cost	Funding	Status	Future Investment Desire
Mohawk Valley Gateway Overlook Pedestrian Bridge	Construction of pedestrian bridge across Mohawk River, with landscaping, artwork, amenities, interpretative elements, etc.	\$17,000,000	EQBA \$17,000,000	In Progress	
Mohawk Valley Gateway Overlook Pedestrian Bridge Enhancements	Additional enhancements and amenities adjacent to the Mohawk Valley Gateway Overlook bridge.	\$650,000	DOSLWRP \$325,000 NYSDOT \$325,000	In Progress	
Land Bank	Acquisition of City owned buildings for demolition or rehabilitation.	\$1,032,000	AG \$532,000 HOME \$240,000 Bank \$260,000	In Progress	
Train Station Relocation Study	Feasibility study for relocation of train station to downtown core area and development of multi-modal transit station.	\$230,000	DOSLWRP \$115,000 City \$115,000	In Progress	
Culinary Incubator Feasibility Study	Feasibility Study to determine viability of a culinary district in the South Side area.	\$75,000	USDA \$75,000	In Progress	
Sewer System Improvements	Comprehensive upgrades to City sewer system, storm and sanitary sewer separation, sewer line replacements.	\$1,000,000	EFC \$1,000,000	In Progress	
Centro Civico Neighborhood Park	Convert vacant land into basketball court, skate park, and playground for neighborhood children.	\$30,000	City of Amsterdam \$20,000 Mont. County \$10,000	In Progress	
Centro Civico Neighborhood Park	Convert vacant land into basketball court, skate park, and playground for neighborhood children.	\$74,000	Private	In Progress	
Downtown Parking	Downtown parking and traffic pattern redesign to improve efficiency, optimize space, and increase capacity.	\$20,000	City of Amsterdam	In Progress	
Giant Solutions, LLC.	Equipment, training, office equipment to start an engineering-based design, consulting, and implementation firm.	\$80,000	Small Cities \$50,000 ESD \$30,000	In Progress	
Giant Solutions, LLC.	Equipment, training, office equipment to start an engineering-based design, consulting, and implementation firm.	\$500,000	Private	In Progress	Would like to invest further and expand presence in Amsterdam
Mair Magaw Information Systems, LLC.	Machinery, equipment, and building renovations for software development company.	\$450,000	StartUp NY	In Progress	
Mair Magaw Information Systems, LLC.	Machinery, equipment, and building renovations for software development company.	\$50,000	Private	In Progress	
Historic Sanford Clock Tower	Space renovation and build out for new orthodontist and oral surgeon business.	\$250,000	Private	In Progress	
Former Key Bank Building	Adaptive re-use of vacant 8 story building. Converting the top 6 floors into residential suites with the remaining two lower floors earmarked for office/commercial space.	\$2,000,000	Private	In Progress	Would like to add a marina on their property by the boat launch on the South Side
Carmel's Free Diner	Start up costs for Phase I: A fresh food market. Designed to serve impoverished population.	\$50,000	Private	In progress	
Assisted Living Facility	Rehab of former America's Best Value hotel. Construction, machinery, and equipment costs for new assisted living facility.	\$12,000,000	Private	In Progress	

Waterfront Heritage Area Plan	Phase II of BOA Program. Planning and design of the area to attract visitors and investors, support commerce, and provide green infrastructure as buffer for flooding.	\$351,000	NY Rising Funds	Future	
Tejharsh, Inc. / Riverfront Pharmacy	Renovations and start up costs to open a pharmacy and retail store in the Riverfront Center for increased accessibility.	\$100,000	Private	Future	
Historic Sanford Clock Tower	Elevator reanimation, improvements for handicap accessibility, parking improvements, and signage to attract additional investors, tenants, and patrons.	\$50,000	Private	Future	
Future Land Bank Projects	Acquire additional tax foreclosed properties from the City for demolition and rehab.	Project scope TBD	Project scope TBD	Future	
Carmel's Free Diner	Start up costs for Phase II: restoration of historic diner. Designed to serve impoverished population.	\$125,000	Private	Future	

Total Current and Future Investment

\$35,992,000



OFFICE OF THE MAYOR CITY OF AMSTERDAM, NEW YORK

MICHAEL VILLA
MAYOR

May 20, 2016

Please accept the City of Amsterdam's application for the NYS Downtown Revitalization Initiative. This application was developed through our strong partnership with the Montgomery County Business Development Center. It is through this partnership that we feel confident in fulfilling the goals and objectives of the Downtown Revitalization Initiative, which would lead to a brighter future for the City of Amsterdam.

I am fully aware that a single project cannot revitalize a downtown. That is why I am confident and encouraged by the interest, actions, and partnerships that continue to form from both public and private sector investments with the future of our City in mind.

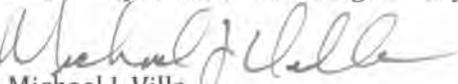
We have the beginnings of what can be an extraordinary presence in NY State, for residents and businesses in terms of enhancing tourism within the downtown area. Outstanding examples, such as the fall opening of the Mohawk Valley Gateway Overlook pedestrian bridge in the Southside Culinary Hospitality District; construction of an assisted downtown living facility in the Historic Main Street District; renovations of a multi story building that will provide housing and business opportunities, both funded by private and public investors; a culinary incubator project incorporating a number of our small family owned restaurants, businesses, and additional growth opportunities for small business start-ups in the Sanford Clock Tower in the Chuctanunda Falls Entrepreneurial District; and an underutilized opportunity center along the East Main Street Riverfront District.

Being located directly on the Mohawk River and off of the NYS Exit 27 Thruway gives us endless possibilities for future downtown enhancements. Currently, we have a 3.2 acre shovel-ready, waterfront property at the former Chalmers building site that is ripe for development, and located at the entrance to Mohawk Valley Gateway Overlook pedestrian bridge.

The Downtown Revitalization Initiative is a catalyst for the future of Amsterdam and our surrounding Mohawk Valley region. This strategic funding opportunity will transform our downtown area into an attractive and vibrant location for residents and business owners alike.

Our community, elected officials, and private investors are ready to partner together and commit to working aggressively in order to restore our downtown area.

Thank you for considering the City of Amsterdam for participating in this strategic funding opportunity.


Michael J. Villa
Mayor, City of Amsterdam

61 CHURCH STREET, AMSTERDAM, NEW YORK 12010
PHONE 518-841-4311 FAX 518-842-9064
mvilla@amsterdamny.gov



MONTGOMERY
COUNTY_{NY}
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

May 22, 2016

Kenneth M. Tompkins
Regional Director
Empire State Development
207 Genesee Street
Utica, NY 13501

It is our pleasure to support the City of Amsterdam's application for the NYS Downtown Revitalization Initiative. This application was developed by the Montgomery County Business Development Center (MCBDC) along with City of Amsterdam officials, and with strong participation from the local businesses and community groups that encompass the City's Downtown Revitalization Area. The City of Amsterdam and Montgomery County, through our on-going partnerships, have embraced the idea that a Regional approach to economic and community revitalization will lead to our greatest chances for success.

The City of Amsterdam, more than any other community in the Mohawk Valley Region, is strategically located to take advantage of the high tech developments occurring in the Mohawk Valley Region, and also in Albany and Saratoga within the Capital District Region. Being located directly on the Mohawk River, and off of the NYS Thruway: Exit 27 gives the community endless possibilities for future downtown enhancements and growth opportunities.

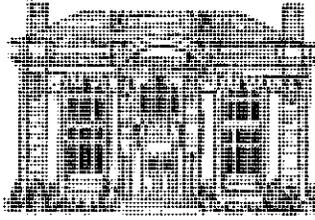
Through our vital partnership with the City of Amsterdam, and our track record of managing multi-faceted and multi-million dollar projects, we feel confident in fulfilling the goals and objectives of the Downtown Revitalization Initiative; which would lead to a brighter future for not only the City of Amsterdam, but for Montgomery County, and the Mohawk Valley Region as a whole.

Amsterdam is envisioned to become not only an attractive downtown and livable community but also a regional destination as an urban hub of the Mohawk Valley, and act as the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City just needs investments to reinforce what the residents and business owners have already been building upon.

Thank you for considering the City of Amsterdam for participating in this strategic funding opportunity. We look forward to big possibilities in the near future.

Kenneth Rose

Director
Montgomery County Business Development Center



Amsterdam Free Library
28 Church Street
Amsterdam, New York 12010
Phone: 518-842-1080 Fax: 518-842-1169

Mayor Michael Villa

City Hall

61 Church Street

Amsterdam, NY 12010

Dear Mayor Villa,

Of course, we support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

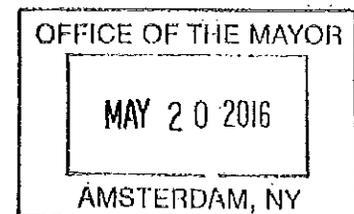
As president of the Amsterdam Free Library Board of Trustees of the Amsterdam Free Library located at 28 Church Street in the heart of Amsterdam we applaud your efforts. Our building has been here for one hundred and fourteen years, and we plan to be here for many more. We have just finished putting a new roof on our building; we have purchased a new heating system; and have just received the financial support of residents of the Greater Amsterdam School District. We are a vital part and a shining light in downtown Amsterdam.

The scheduled September opening of the pedestrian bridge puts new emphasis on having a vital and attractive downtown area in Amsterdam. Your efforts to make this a reality are supported.

I wish the City of Amsterdam success in this endeavor.

John Naple

President Board of Trustees



The Amsterdam Free Library was established in 1891. In 1902, Andrew Carnegie donated the building which still stands today.



The Geek Pantology, Inc.
46 Main Street, Ste 1
Amsterdam, NY 12010
(518) 847-4700
www.TheGeekPantology.com

May 18, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor:

My name is Chuck Torres and I am the president of The Geek Pantology, Inc., our great city's only brick-and-mortar computer service and repair business. I am an Amsterdam native, own a home in the city with my wife and 18-month old son, and have worked in the Information Technology sector for over 20 years both in the private and public sectors. My family has roots here and is invested in the future. The business has been operating for just over 5 years and has recently moved from Market Street on Route 30 (in the city) to a newly-renovated space owned by the Amsterdam Industrial Development Agency on Main Street in Historic Downtown Amsterdam. Business has slowly grown since opening and we needed a new, larger space with better parking facilities for our customers. After much debate between me and my wife (and business partner), we decided against moving further North on the Route 30 corridor (outside of the city in the Town of Amsterdam) and reestablished at our current location. We are happy that we did and the community/customers echo that sentiment.

Last week I was contacted by the Montgomery County Business Development Center regarding the New York State Downtown Revitalization Initiative. I know from experience that operating a business legitimately in upstate New York is extraordinarily difficult and expensive, so I support any efforts to bring funds into the city to aid business development. To date, I have invested countless hours and over \$15k of my own capitol in equipment, inventory, remodeling and professional services to facilitate business operations.

Before the move downtown, I had one employee (other than myself) on payroll. Unfortunately, the costs (not necessarily wages, but taxes and insurance) associated with legally hiring an employee were too much of a burden on the business. Despite the growing volume of work and small pile of resumes I have accumulated, I never re-hired to replace his position when he decided to move on to other work. The workforce is here, but meaningful, good-salary jobs are not. My business is feeling growing pains as I am in a position where I cannot afford to hire, but I also cannot maintain my current service level or grow unless I do. Going into debt is not an option for us, and with the forced minimum wage increase on the horizon, that is exactly what would happen should I bring on more help. I take home less as the owner of the business than potential employees are asking as a starting wage. In addition, I depend on my wife's insurance as the costs associated with health, dental, vision, et al. are exorbitant for a sole proprietor. New York State is not a friendly business

environment. Not only must small business owners be driven, but also well-funded and well-connected in order to become established. Without these things, the effort needed just to break even is astronomical.

Our plans for the future depend on the continued success of our business and whether it can provide financial stability for my family. Revitalization of our city's downtown and the businesses supporting it would require an environment more conducive to success. Currently, many of the city's residents leave the city limits to do their shopping and to obtain services. Historically this has not always been true and with DRI investing, new and existing entrepreneurs can bring businesses back within the city's core and consequently, good jobs.

Thank you for taking advantage of this initiative and I sincerely wish the City of Amsterdam the best of luck in the future.

Chuck Torres, President

The Geek Pantology, Inc.



66 ½ Bridge Street
Amsterdam, NY 12010

MATERIAL HANDLING EQUIPMENT SALES • SERVICE • RENTALS
www.aldenequipment.com

Phone: (518) 842-6704
FAX: (518) 842-9977

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

May 13, 2016

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

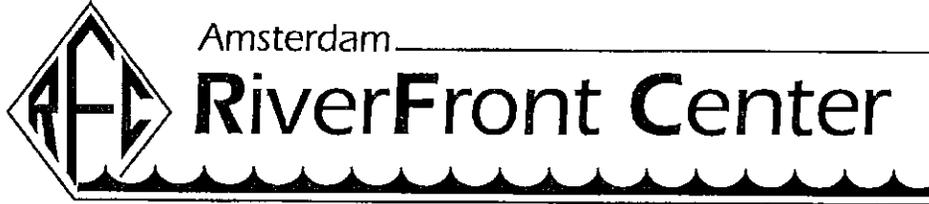
As the owner of Alden Equipment, Incorporated located at 66 ½ Bridge Street I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last several years my own business has invested over \$600,000 in adding a new 9000 sqft warehouse space onto our existing building when we became the Northeast distributor for a line of material handling products. We are currently considering replacing our 30,000 sqft storage facility on Gilliland Avenue with a larger building housing storage and office space as well.

The South Side of Amsterdam has always been an integral part of downtown Amsterdam. Through its history, this area has maintained its ethnic roots and neighborhood charm. With the completion of the pedestrian bridge, expansion of the Victorian style street lights and investment by the DRI, this area can become a destination location for people in the area looking for entertainment and good food. Apparently there were plans years ago to provide a small boat marina on the south shore of the Mohawk River. If that plan comes to fruition, that will add to the desirability to visit Amsterdam.

I fully support the investment in the downtown and wish the City of Amsterdam success in this endeavor.

Sincerely,

Elwood A. Eisler
Vice-president
Alden Equipment, Inc.



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

Cranesville Properties is proud to announce the completion of Suzanne Carol Studio at 2540 Riverfront Center in downtown Amsterdam.

Although this renovation was a minor remodel and under \$10,000.00 worth of carpet, tile, and partitions, we are happy to announce another business in downtown Amsterdam. Ms. Jager has contributed a lot of time and equipment to make this new location possible.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ▪ Amsterdam, NY 12010
Phone: (518) 684-6091 ▪ Fax: (518) 684-0127



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

Cranesville Properties LLC is proud and excited to announce a new vendor coming to downtown Amsterdam. Tejharsh, Inc. will be opening their doors early summer at 2490 located on the second floor. A combination drug and retail store to service workers and homeowners in downtown Amsterdam. This drugstore is an 1,500 sq.ft. store which will provide prescription medications and sundries for the people in downtown Amsterdam. Tejharsh, Inc. has provided the greater expense, Cranesville Block provided more than \$40,000 in fixtures and support.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

Upon reviewing our records for recent projects at the Riverfront Center, one minor project for us was for Eyes On You Photography, at 1120 located on the first floor on the West end.

This was not a major investment for Riverfront Center as it was just paint, tiles in an empty storefront, but significant in that we have one more business in downtown Amsterdam. We are very proud of the investment made by Owner, Kymberly Fonda in coming to the downtown business corridor.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127

CRANESVILLE BLOCK COMPANY, INC.

*Lightweight and Concrete Masonry Units
Ready Mixed Concrete – Mason Supplies*



Joseph Tesiero
Corporate Secretary
tesiero@cranesville.com

1250 Riverfront Center
Amsterdam, NY 12010
(518) 684-6007
Fax: (518) 684-6009

May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

In 2014, John A. Tesiero Jr., LLC was able to find a tenant and for the former Bank of America building at 56 East Main Street.

This \$250,000 building was repurposed into Beacon Insurance Company; bringing a business from outside the City to the center and heart of the downtown business district. We are very proud of this accomplishment and look forward to similar accomplishments in the future working closely with the City and other pro-business factions in Amsterdam.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Tesiero', with a long horizontal flourish extending to the right.

Joe Tesiero
Corporate Secretary

kgb

Riverfront Pharmacy

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of **Riverfront Pharmacy** located at 2490 Riverfront Center, Amsterdam, NY 12010, I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, in the current year my own business is making around \$100,000 in investments to open a new pharmacy in the Riverfront Center.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings. We are very excited to be a part of this growth.

I wish the City of Amsterdam success in this endeavor and look forward to the future and growth of the community.

Harsh Patel

Owner of Riverfront Pharmacy

Tejharsh, Inc.



THRONE 561 CORPORATION
D.B.A FRESH BASIL

1020 RIVERFRONT CENTER
AMSTERDAM NY 12010

PHONE: (518) 212-2700
FAX: (518) 212-2702
E-MAIL: CORPTHRONE@USA.COM

Mayor Michael Villa

City Hall

61 Church Street

Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of Fresh Basil Restaurant located at 1020 Riverfront Center, Amsterdam, NY 12010, I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, since 2015 my own business has made over \$88 000 (eighty eight thousand) dollars of investment in remodeling and re-opening former Pizza Hut Building, which was unoccupied for 24 years. Furthermore, I would like to make additional investment to my business in the form of opening ice cream service at our location, also, our company is planning to open toy retail store in available location in downtown of Amsterdam.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

CEO of Throne 561 Corporation

DBA Fresh Basil

Dovran Mamedov

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of Bella Cafe and Gallery located at 171 East Main Street, I am encouraged by investment by both the City of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last several months I have made a few changes with the zoning board, and have initiated the building of a business to further the development of the community. Furthermore, I would like to make additional investment to my business in the vacant location at 171-½ East Main Street to develop some office space and make more business services available to the senior citizens and large Hispanic population residing in this area. Frankly, the areas that form Amsterdam's downtown and its core neighborhoods are not only becoming stabilized and increasingly vibrant, they are poised for an all around transformation. Amsterdam has always had the capacity to restore its downtown because of its unique characteristics and assets. The strong entrepreneurial spirit, a waterfront on each side of the Mohawk River, the diverse housing market, walkable streets, distinctive architecture, and historic significance makes Amsterdam and its downtown a prime community for revitalization and growth. We are gaining momentum here and with a little help, we can really make some big strides. I stand behind the City of Amsterdam in this endeavor and look forward to a thriving future.

Owner/Operator

Ricardo E Rivera

Bella Cafe and Gallery



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Villa:

Last week, Danielle Whelly asked us to update you on different projects that have occurred in the downtown Amsterdam area by our by our firm. Back in 2013, we took an empty storefront at 1010 Riverfront Center and build a 1,000 sq.ft. store, Riverfront Wine & Liquor. We are proud to report the liquor store will be expanding and increasing its size to 1,800 sq.ft. located at 2500 on the second floor by mid-2016.

While the start-up costs for a new business were an expense for Mr. Rathore, Cranesville Properties LLC invested over \$25,000 in the building renovations.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Villa:

Danielle Whelley asked us to report on some successful projects in the downtown Amsterdam corridor.

We are proud to say that Rent A Center Corporation expanded their store in 2012 from a 3,000 sq.ft. to a 4,000 sq.ft. store, moving into an empty warehouse. With this new store, our investment was a minor part of about \$75,000 to fit out their store; Rent A Center bore most of the expense and investment into this new state of the art facility.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127

CRANESVILLE BLOCK COMPANY, INC.

Lightweight and Concrete Masonry Units
CBC Letterhead
Ready Mixed Concrete - Mason Supplies



1250 Riverfront Center
Amsterdam, NY 12010
(518) 684-6000

May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Villa:

Danielle Whelley asked me to summarize the investment that Cranesville Block Company has made into the downtown Amsterdam area in the past couple years. In 2015, Cranesville Block Company completed an expansion/renovation/conversion of the previous True Value Hardware at 1000 Riverfront Center to an ACE Hardware Store with more than ¾ of a million dollars in new inventory, fixtures, shelving and renovation into its 12,000+ hardware store.

Since the renovation we have noticed an upturn in traffic and sales to our downtown Amsterdam store.

I look forward to other revitalization in the Amsterdam downtown corridor.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Tesiero III', written over a horizontal line.

John Tesiero III
President

kgb



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

As per Ms. Whelley's request for me to review our records to find some of the major investments done in the downtown corridor. One very notable project was at New York Oncology and Hematology, 1700 Riverfront Center. They made a substantial investment in equipment into their cancer treatment center, along with our \$50,000 for refreshing and updating the facility.

This modernization of their medical facility not only helps improve the Amsterdam business district, but the lives of people in Amsterdam and surrounding communities. The renovation is something our whole community can be proud of and we look forward to further such developments.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of GIANT Solutions LLC located at 37 Prospect Street in the Clock Tower building I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last several years my own business has made investments in excess of \$500,000 in equipment, training, and office renovations, have grown our staff of highly trained engineers and technicians. Furthermore, we plan to continue to invest in our Amsterdam headquarters and will be expanding our presence here.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings. The majority of our staff commutes to Amsterdam from the Albany and Saratoga regions but with continued investment in the community I feel that living in Amsterdam would become a possibility for our people.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

Sincerely,

A handwritten signature in black ink that reads "David D. Putman". The signature is written in a cursive, slightly slanted style.

David Putman
Managing Partner
GIANT Solutions LLC

Stevmar Roofing & Sheet Metal, Inc.
43 Bridge Street
Amsterdam, New York 12010
Tel 518-843-7218 Fax 518-843-2335
stevmar.roofing@verizon.net



May 11, 2015

Dear Mayor Villa,

I am please to support the city of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As owner of Stevmar Roofing & Sheet Metal, Inc. located at 43 Bridge Street I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, in the past several years my own business had made improvements in our business by putting in new windows, a new roof, heating system as well as rewiring the electric. We have also have done a small bit of remodeling inside as well.

The fact is that the area's that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had a capacity to restore its downtown in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets and important historic buildings.

Sincerely,

Maribeth Sizemore

Maribeth Sizemore, Preisident
Stevmar Roofing & Sheet Metal, Inc.

Amsterdam Industrial Development Agency
61 Church Street
Amsterdam, New York 12010

518-842-5011
Telephone

518-843-2862
Fax

May 18, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

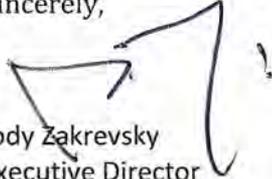
As the Director of the Amsterdam Industrial Development Agency (AIDA) I would like to take this opportunity to say that our Agency fully endorses the City of Amsterdam's efforts to secure funding under the New York State Downtown Revitalization Initiative.

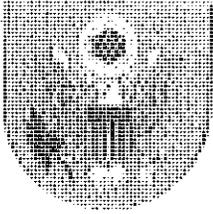
As you know, AIDA owns several downtown properties in the City and we have, along with the City's Urban Renewal Agency, been working to revitalize the downtown. We are optimistic about the future of Amsterdam's downtown neighborhoods and particularly encouraged by the recent public sector and private sector investments in those areas including the building of the pedestrian bridge over the Mohawk River, the recently completed Façade Improvement Program, the restoration of the Clock Tower Building, and our Agency's own investment of \$650,000 in the restoration of two buildings on Main Street. Unfortunately, these efforts and the resources of both the City and the IDA are limited and we fully recognize that additional funding is needed.

We are confident that future investment through the State's Downtown Revitalization Initiative will greatly contribute to the further stabilization and enhancement of the downtown vitality. Within six months of the restoration of AIDA's two mixed-use buildings, 85% of the rehabilitated units have been rented. In addition, various private investments have also occurred in the downtown.

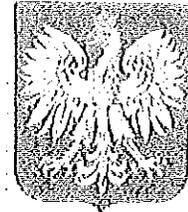
I wish the City of Amsterdam success in this endeavor and look forward to assisting in any way we can.

Sincerely,


Jody Zakrevsky
Executive Director



Polish American Veterans And Auxiliary, Inc.
56 Church Street
Amsterdam, New York, 12010
(518) 842-3909



Rob von Hasseln
Commander
 William J. Slocum
1st Vice Commander
 Jeffrey Chandler
2nd Vice Commander
 Ed Niski
Adjutant
 Kevin Hagadorn
Treasurer
 William H. Mycek
Judge Advocate
 Gene Pendrak
Chaplain
 Alicia Sheckton
Historian
 William W. Slocum
Sergeant-at-Arms
 Dave Kline
Spats Chair
 Linda Stutzke
Membership Chair
 Dave Gizara
Commander Color
 Guard

John Brzezicki
 Rich Manzi
 Francis Sikorski
Trustees

May 16, 2016

The Honorable Michael Villa
 Mayor, City of Amsterdam
 City Hall
 Amsterdam, NY 12010

Your Honor:

I have the privilege to report that the Polish American Veterans of Amsterdam, Inc. (PAV), are man and woman solidly behind your efforts and those of Montgomery County to secure Amsterdam a rightful recognition under the Governor's Downtown Revitalization Initiative (DRI).

Once we were a city so meritorious of its contributions to its community, state, and nation, that President and former Governor Franklin D. Roosevelt personally directed that a US Navy cruiser, the *USS Amsterdam*, be named for us. Since then we seem to have fallen off the radar plot.

In the years since the PAV has maintained and improved a historic home on the main axis of the proposed downtown district as our headquarters. From there we have not only supported veterans' activities, but also city memorials, children's athletics, food pantries, and much more. We have also been working with other organizations to create a "Veterans' Way:" a nearby avenue that would be home to disabled and low income veterans. It's not only the right thing to do, it's good for the city: veterans vote and participate. And they remember those who remember them.

We've always been there since 1946 to support the civic life and you have our commitment to support this effort also. Just as we have been working with you on the Grand Army of the Republic (GAR) Park and 9-11 Memorial in the downtown district. We'll close ranks with you on this one also.



About 2,500 years ago, the young men of Athens took an oath; a version of this was quoted by New York City Mayor Fiorello LaGuardia at his first inaugural: *We will never bring disgrace to this our city by any act of dishonesty or cowardice...we will fight for our ideals and sacred things of the city both alone and with many; we will revere and obey the city's laws... We will strive unceasingly to quicken the public sense of duty Thus in all these ways, we will transmit this city not only not less, but far greater and more beautiful than it was transmitted to us.* So say we now.

Amsterdam is the once and future shining city on the hills. It's a microcosm of the America we swore to support and defend. It's time to pay back that debt. We weren't just in to support the larger or wealthier communities, but all our hometowns. If I was in the field again and ratios were scant, I would apportion them equally and not repeatedly on the basis of you are the largest and hungriest so you deserve more.

There are many grant programs that Amsterdam cannot compete for because we do not meet the population minimums. On the other hand, we have the largest Hispanic population of any city outside of New York City. We have special circumstances but very few special redresses, and it would be particularly galling, in this one special circumstance, if funding went somewhere it has largely gone before.

As veterans, we have a strong sense of what is right and what is wrong. Once it might have been too many times being assigned to kitchen police (KP) or to take the point on patrol. Now it is that for far too long, Amsterdam and Montgomery County have been forgotten in efforts to improve upstate New York. That's a great mistake: we are the bridge between the Capitol District, the Mohawk Valley, and west of the state: what happens here radiates out through the region whereas what happens on the north, west and east fringes of the area rarely penetrates to the interior.

In Waterloo, New York, there is a tree that a New York farmer hung his scythe when he went off to the Civil War. A part of it is still there: he died in battle, and never reclaimed it. Amsterdam, the only city on both sides of the Lower Mohawk, is like the trunk of a tree that represents its watershed, and citizens have been hanging up their tools on it to take up arms to protect the state and nation from the Battle of Oriskany to the Battle of Fallujah.

It's time to water the tree.

OFFICIAL:



R. H. von HASSELN
Commanding



143-145 East Main Street
Amsterdam, N.Y. 12010
Phone: (518) 842-3762
Fax: (518) 842-9139

230 Green Street
Albany, N.Y. 12202
Phone: (518) 465-1145
Fax: (518) 465-1138

May 20, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

Centro Civico, wholeheartedly supports the City of Amsterdam's efforts to secure funding under the New York State Downtown Revitalization Initiative.

We have been a committed partner with City for Economic Development of our community for the last 27 years. Centro Civico has been providing Job Training, job fairs and ESOL for Latino and socio- economically disadvantage individuals. We also offer many support services to our community such as housing, educational and health related services. We are in process of starting a bilingual/ bicultural daycare center and excited about partnering with the city once again in developing a Park in a neighborhood that does not offer any recreational activities. We will continue our commitment to contributing toward the City's vision

Civico, Inc. is very hopeful regarding the future of Amsterdam's Downtown. Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial spirit, a waterfront on each side of the Mohawk River, diverse housing market, walk able streets, and culturally significant and historic buildings. The Downtown Revitalization Initiative's investment will provide the critical mass for sustainable transformation.

We wish the City of Amsterdam success in this endeavor and will provide all the support necessary to make our collective vision into a reality.

Sincerely yours,

A handwritten signature in blue ink that reads 'Ladan Alomar'.

Ladan Alomar
Executive Director



POST OFFICE BOX 132
AMSTERDAM, NEW YORK 12010

historicamsterdam.org

May 19, 2016

The Honorable Michael Villa
Mayor, City of Amsterdam
City Hall
Amsterdam, NY 12010

Dear Mayor Villa:

The Historic Amsterdam League (HAL) unreservedly supports the nomination by Montgomery County and the City of Amsterdam of the city's core for funding under the Governor's Downtown Revitalization Initiative (DRI).

Perhaps no one except the sharpest business person realizes as much as we do the potential of Amsterdam. Our group's motto is "The Key to the Future is the Past:" Amsterdam has a huge capital stock in its physical, natural, and cultural heritage that is just beginning to be used to power its revitalization.

Many persons erroneously see Amsterdam's history as a sharp climb to an industrial top and an equally sharp decline afterwards. This is not so; it is actually cyclical, and with less business loss now than in the last twenty years and the first uptick in population in seventy years, the City has hit its trough and is now due to rise again.

As our City Historian calls his "Rule of Sixteens (this year): "If we were standing on the banks of the Chuctanunda and what would later become the Great Mohawk Turnpike in 1716, and I told you that in 75 years, the great primeval forest and its Mohawk inhabitants would be gone and replaced by a cleared farms clustered around a rural village, you would say I was mad. At the same spot in 1816, if I said the small village supporting the local farms would be replaced in 60 years by an industrial giant importing and exporting with the world, and the creek impossible to see because of the factories shoulder to shoulder on its banks, you would say I'm insane. In 1916, at the same spot, if I had said in 50 years all this will be gone and the creek again unvexed, you would say I'm an idiot. Now it is 2016 and I'm telling you that this very spot will be someday the heart of the major urban center in the Lower Mohawk Valley, and you may say I'm a fool. But whose predictions have consistently come true?"

Amsterdam will eventually rise again, but how long and difficult this effort is now more up to the state's elected leaders. If funding continues to go to harbors in Utica, casinos in Schenectady, and a convention

centers in Albany – all good and worthy projects – but nothing here – we will continue to be the New York State equivalent of “flyover territory:” the Americans who live between the east and west centers of influence.

There is an invaluable nucleus of drawing power here: a regional museum (Walter Elwood), the memorial that marks where Flight 11 turned overhead on 9-11, thirteen sites on the national and state registers of historic places, the Mohawk Valley Gateway Overlook, and much more. As a case in point, each of the last six years HAL has conducted a historic tour of a particular part of the city: every year the tours are booked solid and within a year or two the forty page booklets for each (no ads) are sold out. It might be surprising also that many of the participants are not from Amsterdam or nearby, except that historical tourism is one of the few economic development factors in which Montgomery County is surpassing the average of all other upstate counties. We need to build on this proven success, and use Amsterdam, the only city in the lower Mohawk Valley that sits aside the river and encompasses all of the story – turnpike, canal, railroad, thruway, farms and industry – as displayed on the Mohawk Valley Gateway Overlook – to draw visitors and potential residents and businesses seeking a sense of place.

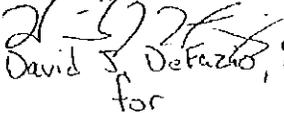
The forces that once blew our cities are dissipating: the forces that caused people over millennia to want to live in cities are reasserting themselves. It's time. We've got to act: a short but firm nudge now could generate an irresistible (and sustainable) momentum (and much less spending later).

And nowhere in the region is the payoff larger. By reasserting Amsterdam as the all-but-political capital city of the Lower Mohawk, we also preserve the rural and wildness areas from further encroachment.

HAL has stood by the City as it turned from reckless urban renewal to a more conservative approach. We've raised money for the Historic Structure Report to repair City Hall which led to a NYS Office of Parks, Recreation, and Historic Preservation grant to make over \$300,000 in repairs to the same. We've put up historical markers around the city every year. We've honored those property owners who engage in historic preservation. We're working to develop a historical advice center and a warehouse for reuse of abandoned historical architectural items. And now we are working with your office to conduct a reconnaissance level survey of historic properties within the City and to secure the benefits of historic preservation tax credits to at first the Sanford Mills District and later Down Town and other districts.

We appreciate your steadfast determination to build on our historic capital since you have assumed office and we will continue our efforts to support revitalization through the preservation and promotion of our physical, cultural, and natural heritage.

Sincerely,


David S. DeFazio, Secretary
for

Nicole Helmsley
President, Historic Amsterdam League

Horace J. Inman Senior Center
53 Guy Park Ave, Amsterdam, NY 12010
518-842-3815
www.inmanseniorcenter.org

May 16th, 2016

The Honorable Michael Villa
Mayor of the City of Amsterdam
61 Church Street
Amsterdam, New York 12010

Dear Mayor Villa:

The directors and members of the Horace J. Inman Senior Center fully endorse the City of Amsterdam's efforts to secure funding under the New York State Downtown Revitalization Initiative.

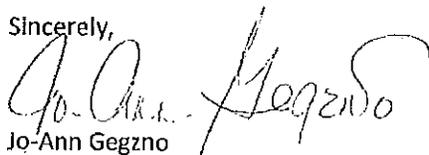
We know from our own experiences that members of the Boomer and older generations are looking to move back into downtown areas that have all the amenities of urban life, but without many of the expenses, separation, and obligations of suburban life. Since 1986, we've been proud to provide quality social, educational, athletic and other recreational facilities to not only city residents but to the many center participants that come from as far away as Fulton, Saratoga, and Schenectady Counties. We will continue to do so, and hope that our efforts will help build the tipping point which once achieved, will convince families that Amsterdam is a city that cares about all its citizens, and that one of the great things about a great downtown is that there is always something for any member of the family – regardless of age.

Many of our nearly three hundred members remember before the mills closed and the main streets bustled with a varied mix of age, race, ethnicity, and gender; when it felt safe and comfortable to walk about and meet and greet your friends, neighbors, and small business owners – day or night. That's because there were a thousand eyes on the street, people were looking outwards not inwards.

We can build that back – not the same, but better. And the place to start is with people who know this city, love it, never left it, and will put their oar in to make it better. That's us all over.

You have our support and appreciation.

Sincerely,



Jo-Ann Gegzno

Chairwoman, Board of Directors

An United Way of Montgomery County Agency
Member of the Fulton- Montgomery Regional Chamber of Commerce



Creative Connections Art Center

303 East Main Street Amsterdam, NY

Create, Learn, Explore, Enrich, Inspire, Empower, Love, Paint, Read, Plant, Act, Dream, Live, Wish, Give

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

May 17, 2016

Dear Mayor Villa:

The Creative Connections Art Center wholeheartedly supports the City of Amsterdam's efforts to secure funding under the New York State Downtown Revitalization Initiative.

The Creative Connections has provided Community to the East End of Amsterdam since the building opened in 2013. We have been home to several Community organizations: Girl Scout troops, ROTC, Wishful Thinking and several area Clubs. Currently we provide various support services for at risk youth. We have an After School Tutoring program for children in grades K-6, and are the only program in the County, outside of the school district, that offers tutoring for elementary age children. The tutoring takes place in the neighborhood where most of the children reside so that transportation is not an issue. We also provide back to school supplies for approximately 40 children.

We offer community gatherings that are free and open to the public. We host an annual Community Dinner at Thanksgiving time and we have a Holiday party for approximately 40 children with food, activities, and a visit from Santa. In addition, we offer resources for those in need. This past year, we supplied 30 children with coats, boots, hats, gloves, and gifts at Christmastime and we also provide emergency food supplies to families when needed. We have hosted a summer lunch program for the last 3 years, and this year we will include academic enrichment in the program, as well. We have started a Community Garden for the neighborhood as well as other residents interested in learning to garden. This garden allows us to grow food for the families in need on the East End and also for programming at Creative Connections where we teach classes on cooking and nutrition. The Creative Connections is also home to the Flash Forward 4 H Club for youth and older teens. Participants learn about science, nature, agriculture, preserving and protecting the environment, civics and much more. We soon hope to become the home of the HFMC Prevention Council and to expand our services to at risk youth.

We are 100 percent staffed by volunteers. We receive funding for our program from organizations such as Stewarts, The St. Mary's Foundation, Children's Aid, Wal-Mart, The CTW Foundation, Catholic Charities, The Sister's of St Joseph's of Carondelet and many other corporate and private individuals. We wish to continue to operate and provide services to youth and families in the East End and throughout Montgomery County.

The Creative Connections Art Center is very hopeful regarding the future of Amsterdam's Downtown. Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial spirit, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, and culturally significant and historic buildings. The Downtown Revitalization Initiative's investment will provide the critical mass for sustainable transformation.

We wish the City of Amsterdam success in this endeavor and will provide all the support necessary to make our collective vision into a reality.

Barbara K. Neznec, Director
Amsterdam Community Garden and Youth Services



AMSTERDAM WATERFRONT FOUNDATION

Board of Directors

President

Paul Gavry
518-866-4999

Secretary

Denise Terry
518-842-1102

Treasurer

Robert Terry
518-842-1102

General Members

Kevin Cushing
Marilyn Quatrini
Dorothy Domkowski
Kevin Millington
Pamela Swart
Chad Majewski
Ann M. Thane
Frank Casler
Dan Nelli

Ex-Officio Members:

Paul Tonko,
Congressman
21st District

Mayor Michael Villa
City Hall, 61 Church Street
Amsterdam, NY 12010

May 17, 2016

Dear Mayor Villa:

We are writing to express our wholehearted support of the city's downtown revitalization strategy and its request for funding through the New York State Downtown Revitalization Initiative.

The Amsterdam Waterfront Foundation was created to assist in the redevelopment of our beautiful city along its river and ancillary tributaries. We were fortunate early on to have elected leaders that recognized the value of these tremendous resources as catalysts to the revitalization of our City and surrounding region.

Our mission from the start has been to facilitate in this regard. We have actively engaged in all aspects of developmental strategies and initiatives applicable to the City's waterfront development and comprehensive plans. We have served as a not-for-profit conduit for public and private funding of waterfront projects, funneling millions of dollars into projects that are diverse and truly transformative including the spectacular Riverlink Park, the new Mohawk Valley Gateway Overlook bridge, and the complete reconstruction of River Street on Amsterdam's south side. We promote cultural and recreational opportunities for tourists as well as resident youths and families, especially those that contend with acute poverty. We partner with local, regional, state and federal entities to showcase the rich heritage of our community and the Erie Canalway.

The City's current proposal builds on successes that have begun to change the fortunes of this struggling, post-industrial municipality. Our downtown is seeing the return of professional and retail ventures and there is growing excitement about the dynamic reinvention of our waterfront heritage corridor. With additional investment, we will see the relocation of our train station, the buildout of Riverwalk along the northern shore of the Mohawk, and reconnections to our downtown commercial areas.

Certainly, the progress we have made over the years is an important point to consider in the strength of our proposal. Another critical consideration is the impact \$10 million dollars would have on a city of our size as opposed to a larger municipality in our region. It is the difference between a drop of water in an ocean or a drop of water that sustains and nurtures the seed of growth and renewal for this community. We hope the powers that be appreciate how immediate and influential this investment will be to the City of Amsterdam and our neighbors.

We implore the State to support Amsterdam's request for funding.

Sincerely,

Paul Gavry

Board President
Amsterdam Waterfront Foundation

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

The Century Club of Amsterdam New York wholeheartedly supports the City of Amsterdam's efforts to secure funding under the New York State Downtown Revitalization Initiative.

Our organization is a not for profit woman's club that was established in 1895 by Mercy Annie Allen Trapnell. The goal of the Century Club was and still is the mental, moral and social development of its members and the civic improvement of the community. We sponsor annual scholarships, support the arts, and participate in the community projects that promote friendship and understanding within the community. We are women from all walks of life, race and cultures, who come together to make our home, community and world a better place. The Juniette portion of our club participates in many of the city's events, such as the Halloween Parade. They also do a variety of volunteer work around the city. Our future plans for the club involve some remodeling of the inside to maintain the look, we plan on redoing the electric and replace the lighting with energy efficient light bulbs.

The Century Club of Amsterdam New York is very hopeful regarding the future of Amsterdam's Downtown. Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial spirit, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, and culturally significant and historic buildings. The Downtown Revitalization Initiative's investment will provide the critical mass for sustainable transformation.

We wish the City of Amsterdam success in this endeavor and will provide all the support necessary to make our collective vision into a reality.

Jessica Gosson President



A handwritten signature in cursive script, appearing to read 'Jessica Gosson', with the word 'President' written below it in a similar cursive style.



**CITY OF AMSTERDAM
OFFICE OF THE CITY CLERK**

61 Church Street
Amsterdam, NY 12010
salibozek@amsterdam.ny.gov

518 841-4305
518 842-6802 (fax)
amsterdamny.gov (website)

May 17, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

The City of Amsterdam Common Council enthusiastically endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

We are especially optimistic about the future of Amsterdam's downtown neighborhoods and particularly encouraged by the recent public sector and private sector investments in those areas. Every catalyzing investment is dynamic; including the Mohawk Valley Gateway Overlook pedestrian bridge. Increased occupancy in the Sanford Clock Tower building, along with the emergence of new businesses along Bridge Street on the South Side, and within the downtown core add to the ever growing economic development opportunities within the City; while the East End and its immense social and cultural assets presents a potentially robust future for Downtown Amsterdam.

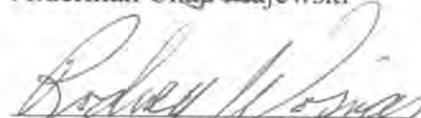
The fact is that the areas that form Amsterdam's downtown and its contiguous neighborhoods are not only becoming stabilized but are becoming increasingly vibrant. These neighborhoods, with the opportunity for aggressive Downtown Revitalization Investment, are poised for an overall rejuvenation of the City. Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial workforce, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, and culturally significant and historic buildings.

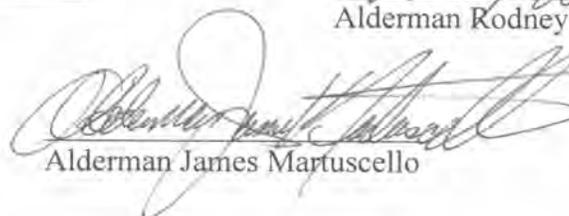
We wish the City of Amsterdam success in this endeavor and look forward to a promising future of the community.


Alderman Edward Russo


Alderman Chad Majewski


Alderman Paul Ochal


Alderman Rodney Wojnar


Alderman James Martuscello



Office of the Legislature

MONTGOMERY
C O U N T Y N Y
Made of Something Stronger

Terry A. Bieniek
Chairman

May 17, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I enthusiastically endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

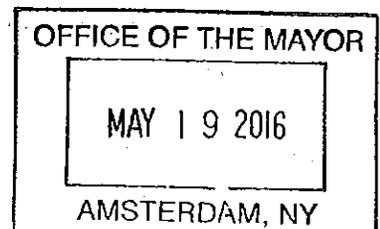
As the Chairman of the Board of the Montgomery County Legislature, I am especially optimistic about the future of Amsterdam's downtown neighborhoods and particularly encouraged by the recent public sector and private sector investments in those areas. Every catalyzing investment is dynamic; including the Mohawk Valley Gateway Overlook pedestrian bridge. Increased occupancy in the Sanford Clock Tower building, along with the emergence of new businesses along Bridge Street on the South Side, and within the downtown core add to the ever growing economic development opportunities within the City; while the East End and its immense social and cultural assets presents a potentially robust future for Downtown Amsterdam.

The fact is that the areas that form Amsterdam's downtown and its contiguous neighborhoods are not only becoming stabilized but are becoming increasingly vibrant. These neighborhoods, with the opportunity for aggressive Downtown Revitalization Investment, are poised for an overall rejuvenation of the City. Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial workforce, a waterfront on each side of the Mohawk River, diverse housing market, walk able streets, and culturally significant and historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to a promising future of the community.

Sincerely,

Terry A. Bieniek, Chairman





THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Subcommittee on Autism Retention
COMMITTEES
Agriculture
Energy
Governmental Employees
Mental Health
Racing and Wagering
Small Business
Veterans' Affairs

ANGELO SANTABARBARA
Assemblyman 111th District

May 17, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I write to support the City of Amsterdam's efforts in pursuing the New York State Downtown Revitalization Initiative.

As the Assemblymember representing the City of Amsterdam, I am especially optimistic about the future of its downtown neighborhoods and particularly encouraged by recent public and private sector investments. The emergence of new businesses along Bridge Street on the South Side, and within the downtown core adds to the ever growing economic development opportunities within the City; while the East End and its immense social and cultural assets presents a potentially robust future for downtown Amsterdam.

The fact is, the areas that form Amsterdam's downtown and its contiguous neighborhoods are not only becoming stabilized, but are becoming increasingly vibrant. Every catalyzing investment is dynamic; including the Mohawk Valley Gateway Overlook project and increased occupancy in the Sanford Clock Tower building.

Amsterdam has always had the capacity to restore its downtown in terms of a strong entrepreneurial workforce, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, and culturally significant and historic buildings. I look forward to seeing continued success in the great City of Amsterdam and I'm proud to support this next endeavor.

Sincerely,


Angelo Santabarbara
Member of Assembly
111th District



Office of the Executive

MONTGOMERY
C O U N T Y N Y
Made of Something Stronger

Matthew L. Ossenfort
County Executive

May 17, 2016

Mayor Michael Villa
City Hall
61 Church St.
Amsterdam, NY 12010

Dear Mayor Villa,

I wholeheartedly endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative. The Montgomery County Business Development Center will use the necessary resources to craft a strategic plan that is comprehensive and demonstrates that Amsterdam is ripe to be developed into a place where future generations will want to live and work.

As the Montgomery County Executive and a lifelong resident of Amsterdam, I am especially optimistic about the future of the city's downtown neighborhoods and particularly encouraged by the recent public and private sector investments. Each investment is a catalyst for moving the region forward, including new Mohawk Valley Gateway Overlook pedestrian bridge. Increased occupancy in the Sanford Clock Tower, along with the emergence of new businesses along Bridge Street, on the south side, and within the downtown core, add to the ever growing economic development opportunities with the city. Meanwhile, the east end and its immense social and cultural assets present a potentially robust future for downtown Amsterdam.

The fact is that the area that form Amsterdam's downtown and its contiguous neighborhoods are not only stabilizing, but are becoming increasingly vibrant. These neighborhoods, with the opportunity for aggressive investment from the Downtown Revitalization Initiative, are poised for an overall rejuvenation of the city. Amsterdam has always had the capacity to restore its downtown, in terms of a strong entrepreneurial workforce, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets and culturally significantly and historic buildings.

I wish the City of Amsterdam success and offer my full support in this endeavor. I look forward to implementing this plan that will help continue to transform this downtown into a community where tomorrow's workforce will want to live, work and raise a family.

Respectfully,

Matthew L. Ossenfort
Montgomery County Executive



MONTGOMERY
C O U N T Y NY
Made of Something Stronger

Department of Social Services

Michael McMahon
Commissioner

May 17, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa,

We are pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the Commissioner of the Montgomery County Department of Social Services, with a Satellite Office recently opened at 1290 Riverfront Center, I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood.

We moved 32 employees to Amsterdam in June of 2015, and these employees utilize the businesses and recreations that surround them daily. We have recently begun a planning stage to expand our offices, located in the Riverfront Center, moving another 15 employees and making a conference/training room for outside entities to hold meetings in. It is our hope that this will also increase use of the Riverfront Center, which will help spur the revitalization of downtown Amsterdam.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

Michael McMahon, Commissioner
Montgomery County Department of Social Services

PAUL TONKO
20TH DISTRICT, NEW YORK

COMMITTEE ON
ENERGY AND COMMERCE



2463 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5076

DISTRICT OFFICES:
61 COLUMBIA STREET
4TH FLOOR
ALBANY, NY 12210
(518) 465-0700

61 CHURCH STREET
ROOM 309
AMSTERDAM, NY 12010
(518) 843-3400

105 JAY STREET
ROOM 14
SCHENECTADY, NY 12305
(518) 374-4547

Congress of the United States
House of Representatives
Washington, DC 20515-3220

May 17, 2016

Kenneth Tompkins, Executive Director
Lawrence T. Gilroy III, Co-chair
Dr. Robert Geer, Co-chair
Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, New York 13501

Dear Gentlemen:

I write in support of the proposal from the City of Amsterdam, in cooperation with the Montgomery County Business Development Center, to the REDC Downtown Revitalization Initiative.

As a life-long resident of the City of Amsterdam, I have worked closely with this community, both as a former member of the New York State Assembly and now as a Member of Congress. The City has demonstrated a tremendous will and capacity to revitalize in a sustainable way. Together, we have generated enormous interest and investment in pedestrian-friendly, people-oriented public amenities that will play a critical role in the economic revival of both the City and the Region.

Amsterdam's downtown and its contiguous neighborhoods are becoming stabilized and vibrant. Although Amsterdam can never return to the times when textile mills provided that first step of economic opportunity, the City possesses all the raw materials for renewal: entrepreneurial workforce, Mohawk River waterfront, diverse housing market, culturally significant and historical buildings, and centralized location.

Like you, I am committed to focusing strategic planning and investment on the rejuvenation of our downtowns. Your consideration of this application consistent with current laws, rules, regulations, and agency policy is appreciated.

Sincerely

A handwritten signature in blue ink that reads "Paul D. Tonko".

PAUL D. TONKO
Member of Congress

PDT/mjs

COMMITTEE CHAIR
ALCOHOLISM & DRUG ABUSE

COMMITTEE MEMBER
BANKS
CONSUMER PROTECTION
CORPORATIONS
ELECTIONS
JUDICIARY
SOCIAL SERVICES

VETERANS, HOMELAND SECURITY & MILITARY AFFAIRS

E-MAIL ADDRESS:
AMEDORE@NYSENATE.GOV

WEBSITE:
AMEDORE.NYSENATE.GOV

THE SENATE
STATE OF NEW YORK



GEORGE A. AMEDORE, JR.
Senator, 46TH District

ALBANY OFFICE:
ROOM 802
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-2350
FAX (518) 426-6751

ULSTER OFFICE:
721 BROADWAY SUITE 100
KINGSTON, NY 12401
(845) 331-3810

MONTGOMERY OFFICE:
20 PARK STREET ROOM 121
FONDA, NEW YORK 12068
(518) 853-3401

May 18, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa,

I am pleased to write this letter in support of the City of Amsterdam's application for funding consideration under the Downtown Revitalization Initiative. The City of Amsterdam's downtown neighborhood has the potential grow into a vibrant community, where people will want to live, work, and raise families.

The City of Amsterdam has been the recipient of both public and private investment, which has primed the city for an economic transformation. These projects include: the Mohawk Valley Gateway Overlook Pedestrian Bridge, renovations to the Sanford Clock Tower, and investment into businesses on Bridge Street. As a result, Amsterdam's downtown and its contiguous neighborhoods are becoming more stabilized and increasingly a vibrant destination.

Aggressive investment through the Downtown Revitalization Initiative has the potential to rejuvenate not only the City, but the entire region. Amsterdam is home to a strong entrepreneurial workforce, a waterfront on each side of the Mohawk River, diverse housing market, walkable streets, and culturally significant and historic buildings.

I wish the City of Amsterdam success in their funding application, and look forward to working together to ensure a promising future for the City.

Sincerely,

George Amedore, Jr.
New York State Senator
46th Senate District



MONTGOMERY
C O U N T Y NY

Made of Something Stronger

May 20, 2016

John Duchessi
280 Guy Park Avenue
Montgomery County Legislator, District 6
Amsterdam, NY 12010

Mayor Michael Villa
City Hall
51 Church Street
Amsterdam, NY 12010

RE: Application to the Downtown Revitalization Initiative (DRI)

To whom it may concern:

It is my pleasure to write a letter supporting a Montgomery County's application to participate in the Downtown Revitalization Initiative program.

As a former Mayor of the City of Amsterdam, I understand that the true value of the initiative is that it will provide a more comprehensive approach to transforming local communities by leveraging private investment with existing state resources. The value of this comprehensive approach cannot be overstated when compared to the fractional disjointed revitalization efforts that old industrial cities, like Amsterdam, were forced to resort to in the past.

Just as the value of this program cannot be overstated, Amsterdam's need cannot be overstated either - I say this in spite of all of our successful and ongoing efforts to date, including those along the waterfront. Truly, the transformative value of the DRI lies in its holistic approach to changing New York's cities to places where people will want to live, work and invest.

Thank you in advance of your attention and consideration.

Most sincerely,

John Duchessi



May 20, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I enthusiastically endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the Vice President of Development at KCG Development Group, I am especially optimistic about the future of Amsterdam's downtown neighborhoods and particularly encouraged by the recent public sector and private sector investments in those areas. When looking for a community to invest in we always look for a mix of housing options and an integrated market with a walkable core.

KCG is currently working with our array of 3rd party professionals and investment groups on the potential for developing community driven multifamily and mixed use developments within the City of Amsterdam.

I wish the City of Amsterdam success in this endeavor and we look forward to looking more into the City as a potential investment opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Ceroy", written over a light blue grid background.

Anthony Ceroy
Vice President - Development
KCG Development



Amsterdam

RiverFront Center

May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

Ms. Whelly asked me to keep you updated on the renovation projects in downtown Amsterdam. John A. Tesiero Jr. LLC, owner of the building located at 29 E. Main Street, an 8-story former Key Bank building. It is in the process of renovating 24 apartments for upscale residents, along with a brew pub on the ground floor.

This is an ongoing renovation that should be completed by 2017. John A. Tesiero Jr. LLC and Cranesville Properties will be investing well over \$2,000,000 by the time this project comes to fruition.

We feel this is just part of what the downtown corridor can be with investment from the community and government.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127



May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

Just a letter to update you on the development in our downtown Amsterdam corridor. Cranesville Properties LLC has recently acquired 11 Liberty Street. This was the former Amsterdam School District warehouse and offices. Cranesville Properties LLC plans on redeveloping this building into retail or office space depending upon tenant availability. One such prospect originally intended was to move a grocery store into the present Ace Hardware store and move Ace Hardware across the street to this building. It unfortunately ran into a snag with the grocer not sure if the sizeable investment they needed to make would have a fast enough return. This is a place where a grant to give the incentive for a grocery store to come to downtown maybe a perfect opportunity.

Cranesville Properties LLC looks forward to working with the Mayor's office and other agencies in further development of the Amsterdam downtown business district.

Sincerely,

Joe Tesiero
Managing Member

kgb

Cranesville Properties, LLC
1250 RiverFront Center ■ Amsterdam, NY 12010
Phone: (518) 684-6091 ■ Fax: (518) 684-0127

CRANESVILLE BLOCK COMPANY, INC.

*Lightweight and Concrete Masonry Units
Ready Mixed Concrete – Mason Supplies*



Joseph Tesiero
Corporate Secretary
tesiero@cranesville.com

1250 Riverfront Center
Amsterdam, NY 12010
(518) 684-6007
Fax: (518) 684-6009

May 16, 2016

Mayor Michael Villa
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mr. Mayor:

After sitting in on the meeting about the downtown Amsterdam Business District last week and looking at the map, my brother and I were trying to come up with different ideas for the downtown area. We have property at the Western end of the business district on the Southside right next to Port Jackson Bocce Club that would be ideal for a boat marina. We have been approached in the past by several business men looking for such a project. Perhaps with some government incentives we could make that dream a reality if that is something the business district would be interested in. Please let me know your thoughts and maybe we could put something together.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Tesiero', written over a dotted line.

Joe Tesiero
Corporate Secretary

kgb

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of Sharp Shooters Billiards & Sports Pub, located at 35 Main Street, I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last several years I've made investments of my own. I have invested a substantially in making renovations to the front of the building to give it a new look for the neighborhood, and I gave it quite a facelift. In doing this, other neighboring businesses and buildings decided to do the same and freshen up the look of the fronts of their businesses, which has only improved the look of the city. Besides cosmetic appeal, by opening up my business I feel that I brought something more to the community. A place where people, young and old, can come and play pool, in leagues or for fun. I have also included bocce courts and a stage for bands to play to give more of an option of things to do on any given night. Additionally, I would like to make further investment to my business. We would like to expand our everyday operations to be able to serve lunch daily and to put in an additional bar. Also, we would like to have additional signage to increase our presence and make the establishment more known.

With a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings, Amsterdam has always had the potential for rejuvenation. Amsterdam's downtown and its core neighborhoods are not only becoming stabilized and increasingly vibrant they are positioned for a widespread transformation. With the revitalization investment, Amsterdam can continue to move forward and grow exponentially. I wish the City of Amsterdam success in this endeavor and look forward to the future.

Timothy J Berlin

Sharp Shooters Billiards & Sports Pub

35 Main St

Amsterdam , NY 12010

518-627-4634

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa,

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of Merv's Auto Repair at 302 E Main Street, Amsterdam New York 12010, I am encouraged by investment by both the City of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last two years I turned an abandoned eye sore into a growing, busy business that is open 6 days a week. We have painted, replaced garage door systems, and had the hydraulic lifts maintained so they could be used again. The building came with no equipment. I bought all new and second-hand machines. The small office that was there was made in to my office and waiting room, and I made it welcoming for my customers. I keep the driveway clean and welcoming as well - swept in the warmer months and plowed in the winter. I take excellent care of the lawn around my building and the sidewalk. Merv's Auto Repair is one of the first businesses you see when entering Amsterdam, so I take pride in the outdoor and indoor appearance of my shop.

I moved to Amsterdam from Puerto Rico as a young teen. We care a lot about the people of the community and travelers coming through. My wife and I opened Merv's Auto Repair October 2014. We are a small local family owned business and we offer full service auto repair. I am bilingual which is a great asset when owning a business in Amsterdam. I am self-made. We have put blood, sweat, and tears into our business. We have a two year old daughter together. This shop is our other baby. We see it as an investment in our family's future and for the community.

Here is an estimate of the costs of our main machines & maintenance over the past two years:

Tire Machine: \$2,000
Balancer: \$1,449.00
Uniforms: \$600.00 (a year)
Spring Press: \$700.00
Transmission Jack: \$200.00
Engine Hoist: \$280.00
Tool Boxes: \$1000.00
Miscellanies Tools: \$20,000
Office/Waiting Room remodel: \$2000.00

Garage door maintenance: \$700.00

Hydraulic Lift maintenance: \$1,000

Furthermore, I would like to make additional investment to my business and let me tell you what and why. I came here not knowing English or anything about the area. This community took me in. I struggled in school and found the BOCES auto program to be a creative, successful outlet. Now as an adult with my own business in Amsterdam, the very community that took me in, I want to give back. I have been contacted by the auto program at Fulton-Montgomery Community College. They would like the kids to be able to do apprenticeships with me. This is a personal dream of mine to be able to do. I'd need to supply the students with our uniforms. We use uniforms so everyone looks professional and so arms and legs are covered for our safety. Also, the building is very old and the driveway needs to be repaved. This would give our outside appearance a much needed face lift. My office/our waiting room is in desperate need of TLC. We need new flooring and chairs. I'd like to provide some sort of security system so I can watch over the shop at all times. For the safety of our customers and cars, and the fact that we handle a lot of cash and are in an old building makes us an easy target unfortunately to some. We are a busy shop. Our machines do not last forever. Maintenance and/or buying newer machines are important for our safety and for the look of our shop to compete with the big chain corporations. There are so many cosmetic fixes we need done due to the fact that no business was in here prior to us for years. In time we will need a new roof. We definitely need new windows and a new front door. We do our best with what we have to make the shop welcoming, clean, and safe. We do not plan on going anywhere. We are here to stay. We love our community. We love our customers. We want our shop to look the best it can be for our community and to bring us more business. Having downtown revitalization investments would help us grow. We need these investments to be able to compete with the big corporations. The difference between them and us is that we are from Amsterdam and want to give back to our community. With growth, we could hire more employees from the community, which is a big priority for us.

Amsterdam has always had the capacity to restore its downtown with its strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings. The fact is that the areas that form Amsterdam's downtown and core neighborhoods are not only becoming stabilized and increasingly vibrant, they are poised for a wholesale rejuvenation. I wish the City of Amsterdam success in this endeavor and look forward to the future.

Sincerely,

Mervin Rodriguez

Owner of Merv's Auto Repair & Head mechanic

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of L'ultimo located at 54 Bridge Street in Amsterdam, I am encouraged by investment by both the city of Amsterdam and by the private sector businesses in this neighborhood. In fact, in the last several years my own business has made significant improvements to the interior of my building including major renovations and equipment purchases including a new HVAC system. Furthermore, I would like to make additional investments in my business with exterior improvements that would include facade repair and weatherization upgrades.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

Sincerely,



Paul M. Parillo
L'ultimo
54 Bridge Street
Amsterdam, NY 12010

Mayor Michael Villa
City Hall
61 Church St.
Amsterdam, NY 12010

May 13, 2016

Dear Mayor Villa:

We are pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative. As the owners of Here's Cookin' At You, located in the Clock Tower Building at 37 Prospect Street, we are encouraged by the investment of both the City of Amsterdam and by private sector businesses in this and surrounding neighborhoods. Our business is in its infancy as we recently opened on March 7, 2016.

We deliberated on where to locate our business, but eventually decided upon the City of Amsterdam because we both believe there is vast untapped potential. We have already invested \$20,000 of our own personal funds to have a commercial kitchen constructed in a space devoid of plumbing, electrical wiring, outlets, light fixtures, flooring or sheetrock. We signed a three year lease, and plan to remain in the City of Amsterdam.

Here's Cookin' At You is a web based business that prepares 'heat and serve' meals. We offer nutritious, portion controlled meals, including cardiac and diabetic friendly options, all of which are approved by a consulting dietitian. We cater to busy families, single professionals, empty nesters and the elderly. We will be increasing our business by expanding our delivery area and clientele base. We are in the planning stages of offering personalized wine pairings and mail order outside of our delivery zone. These endeavors would allow us to hire additional staff at competitive wages. We are also seeking to partner with local culinary programs to offer students internships and to hire graduates.

Once we are able to enlarge our operation, we would be interested in purchasing a building on Main Street in Amsterdam and creating a community garden there. If more businesses are able to flourish in this part of downtown Amsterdam, Here's Cookin' at You would have a steady influx of new and repeat customers. Amsterdam has always had the capacity to restore its downtown with its strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings. The areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant, they are, with aggressive DRI investment, poised for wholesale rejuvenation.

I am happy to write this letter of support. I wish the City of Amsterdam success in this endeavor and look forward to the future of the community.

Sheila Wood and Danielle Alteri
STAD Enterprises, L.L.C. DBA Here's Cookin' At You



MOHAWK RESOURCES LTD.

P.O. Box 110, 65 Vrooman Ave.
Amsterdam, N.Y. 12010
Phone: (518) 842-1431
Toll Free **800-833-2006**
FAX (518) 842-1289
www.mohawklifts.com

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

May 13, 2016

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of Mohawk Lifts located between at the ends of Eagle St. & Vrooman Ave. Mohawk is encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood.

Mohawk is the last US lift company to fully manufacture every vehicle lift in our Amsterdam factory. In the last few years Mohawk has made over \$1million in investments in the form of plant upgrades, repairs, building additions, new shelving, new forklifts, additional storage, racking and has grown from 48 people to now employing 72 people.

I would like to make additional investments to my business in the form of additional employees (welders, machinists, assembly people & office staff) as Mohawk continues to grow. 35 years ago Mohawk was founded in Amsterdam & we remain committed to the people in the community that built this company. Currently Mohawks biggest concern is parking for our employees. We anticipate renting parking areas from our new next door neighbor who purchased an abandoned property & is in the middle of investing in his property in preparation for winter and Mohawks additional staff parking.

An indication of our neighbors commitment to Amsterdam is since Mohawk fire of 11/9/15, the owners of Eagle Street Garage have allowed Mohawk 9 parking spaces with the owner of Eagle Street garage stating; "I'm happy to help as you're keeping people in Amsterdam employed". A second area we are planning to invest in our company is an office-wide renovation which will be occupied by new staff & employees.

At Mohawk our average tenure is 15+ years. If Mohawk wasn't committed to Amsterdam, we would have taken the losses from the 11/9/15 fire and closed operations, or moved elsewhere. Instead, we grew and invested in the company, our employees & did so in Amsterdam.

Amsterdam's downtown and its neighborhoods are becoming increasingly vibrant, & with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, historic buildings, & people with a great work ethic.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

Sincerely,

Steve Perlstein
President

05.18.2016

To

Mayor Michael Villa
City Hall
61 Church St.
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the President of Carmel's Free Diner, Inc., a 501(c)(3) organization located at 210 E. Main Street, I am encouraged by investment by both the city of Amsterdam and by private sector businesses in this neighborhood. In fact, since the start of 2015, our organization and its supporters have leveraged nearly \$50,000 toward the development of our E. Main Street location. Furthermore, our organization's mission of improving food access includes the \$125,000 capital restoration of our iconic and once blighted diner in the near future.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown; in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets, and important historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to the future.

Sincerely,



David De Fazio

President,
Carmel's Free Diner, Inc.

Carmel's Free Diner, Inc.

Tel (518) 524-5545

210 E. Main Street
Amsterdam, NY 12010

www.carmelsdiner.org
info@carmelsdiner.org





May 19, 2016

Mayor Michael Villa
City Hall
51 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I am pleased to support the city of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the owner of TGW Consulting Group, Inc. located at 56 Bridge Street in Amsterdam, I am encouraged by investment by both the City of Amsterdam and by private sector businesses in this neighborhood. In fact, in the last several years my own business had made substantially interior upgrades to our office area.

The fact is that the areas that form Amsterdam's downtown and its core contiguous neighborhoods are not only becoming stabilized and increasingly vibrant; they are, with aggressive DRI investment, poised for a wholesale rejuvenation. Amsterdam has always had the capacity to restore its downtown -- in terms of a strong entrepreneurial ethic, a waterfront on each side of the Mohawk River, livable scale, walkable streets and important historic buildings.

I wish the City of Amsterdam success in this endeavor and look forward to the future

William Roehr

Founder and Managing Partner



May 20, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I enthusiastically endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the Vice President of Development at KCG Development Group, I am especially optimistic about the future of Amsterdam's downtown neighborhoods and particularly encouraged by the recent public sector and private sector investments in those areas. When looking for a community to invest in we always look for a mix of housing options and an integrated market with a walkable core.

KCG is currently working with our array of 3rd party professionals and investment groups on the potential for developing community driven multifamily and mixed use developments within the City of Amsterdam.

I wish the City of Amsterdam success in this endeavor and we look forward to looking more into the City as a potential investment opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Ceroy", written over a light blue grid background.

Anthony Ceroy
Vice President - Development
KCG Development



VISTA HOST

HOTEL DEVELOPMENT & MANAGEMENT

May 20th, 2016

Mayor Michael Villa
City Hall
61 Church Street
Amsterdam, NY 12010

Dear Mayor Villa:

I enthusiastically endorse the City of Amsterdam's efforts under the New York State Downtown Revitalization Initiative.

As the Vice President of Operations for Vista Host, Inc. and as a long term participant in the development of the Capital Region economy, I am especially optimistic about the future of Amsterdam's downtown neighborhoods and am particularly encouraged by the recent public sector and private sector investments in those areas. When looking for a community to invest in we always look for potential hotel locations in markets that not only have unserved demand, but room for growth potential. Vista Host, Inc., working with Omni Development, is currently looking at potential investment projects in the City of Amsterdam and in the Southside downtown area. We believe the Port Jackson community is perfectly situated for a hotel to anchor redevelopment there. In addition to the hotel, we look forward to the spirit of cooperation already presented continuing. As a "land and water locked" community, Port Jackson is super attractive as it can realistically be repositioned with the alignment of the citizen and business stakeholders along with government leaders, exercising a vision that can achieve a regional destination. The defined scope of the neighborhood is critically attractive, combined with the already visual commitment of the pedestrian bridge connector. Lastly, but critically, Port Jackson/Amsterdam represent a commuter community to the Tri City area that is essentially untapped. Fantastic potential, and our interest extends well beyond the initial hotel project.

I wish the City of Amsterdam success in this endeavor and we look forward to looking more into the City as a potential investment opportunity.

Michael Gulotty

A handwritten signature in black ink, appearing to read 'Michael Gulotty', written over a white background.

Vice President of Operations

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