



“The Capital Region’s Waterfront”

City of Rensselaer, New York

Downtown Revitalization Initiative Grant Application

Submitted May 31, 2019

Regional Economic Development Council (REDC) Region: **Capital District**

Municipality Name: **City of Rensselaer**

Downtown Name: **Downtown Rensselaer**

County: **Rensselaer**

Applicant Contact(s) Name and Title: **Rich Mooney, Mayor**

Charles Moore, Director of Planning and Development, Ketura Vics, Assistant Director of Planning and Development

Applicant Contact(s) Email Address and Secondary Email Address:

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Why Rensselaer?

There's 10,000 reasons why Rensselaer is a great fit for the Downtown Revitalization Initiative.



Our Vision for Downtown

We see Rensselaer's role in the region as providing a premier waterfront destination in a small town, traditional downtown with a next gen vibe in the heart of the bustling Capital District.

Our community is prevailing over prior decades of disinvestment as we witness the fruits of our labor as partners in growing the regional economy. What we have to offer is a great quality of life at an affordable price. Our downtown investors are a nice mix of home-grown entrepreneurs and major regional development companies. The geography of our downtown is long, linear and compact with connections to neighborhoods and great connections to the Capital Region. We see our future and success linked to the river and train station and its importance to the region. We're a 15 minute walk or bike ride to thousands of employees in and around our downtown and neighboring communities where job growth is excellent. Downtown Rensselaer can serve the region as a lovely village-scaled city, a vibrant transit hub and premier waterfront destination. Our downtown vision reflects history as a river and rail town full of movement. Picture this: You and your partner are off to a meeting in Manhattan. You hop on your bikes from your condo in the Malt and Barley Lofts in the Bath Historic District and you roll down the Greenway Trail enjoying views to Albany's skyline and appreciating the outdoor sculptures along the bike path to the Albany-Rensselaer Train Station. After a long day in the city, time for a frosty sports beverage and a bite at the new bistro adjacent to the Rensselaer Esplanade. Taking Broadway back home, you roll on the bike lane along the new sidewalks, street trees and decorative lighting

and are loving the life you see—parents walking with their kids, Partition Liquors full of customers for the wine tasting, a new restaurant announcing its grand opening and a packed crowd at the American Legion cookout—you politely decline the shouted out invite—too tired you say. Construction is underway on the second building at Kiliaens' Landing and you're almost home. From up on your balcony the sun is setting over Empire State Plaza and the fishing parties are pulling their boat trailers home from the boat launch. A great blue heron lands on the tree near you. Tomorrow, you work from home and then off to coach youth baseball at the new riverfront park right nearby. Life is good and you love your new hometown.

That is why we're naming this year's application "Redo Rensselaer." We're revitalizing downtown Rensselaer, which embodies the sentiment of remembering our traditional downtown, reactivating downtown by facilitating the creative reuse of our historic building stock, recognizing downtown's existing businesses and helping new ones thrive, recreating downtown through public arts and creative placemaking, residing downtown in one of hundreds of new apartments, and encouraging a sustainable, renewable downtown that prioritizes the health, safety, and welfare of the public.



Why Rensselaer?

Rensselaer's downtown reflects our historic commercial patterns that follow the river, the rail, and Broadway in a north-south pattern in a compact, well-defined area from the Bath historic district in the north to the traditional downtown hub near City Hall.

The geography of our downtown being long, linear and compact offers connections both to nearby neighborhoods and the greater Capital Region. Our neighboring communities in Albany and Rensselaer County, where job growth is excellent, are within a five minute drive from downtown or a 15-minute bike ride. Across the river, our respective amenities are mutually supporting from the Skyway to Kiliaen's Landing. Downtown Rensselaer is set to offer the region a lovely village-scaled city, a vibrant transit hub, and a compelling waterfront destination.

The stage has been set for this DRI to stimulate major transformations in our downtown to support the dynamic destination we envision. Hundreds of millions of dollars in recent investments in major transportation and streetscape, bike trails and our riverfront Esplanade, sanitary sewer, stormwater, and water mains will support new development and improve the quality of life for all residents.

\$200M in housing and mixed use development at the geographic and historic Heart of the Region

- 600 new units completed or slated for completion in the next 5 years
- Mix of market rate, luxury, and affordable units
- 17 miles of water infrastructure replaced
- All Combined Sewer Overflows (CSO's) as outlined in the Regions Long Term Control Plan have been eliminated 15 years ahead of schedule

Nearly \$10M invested in public spaces in the past 2 years

Slated for community driven revival of our public spaces through the arts

- \$3M esplanade
- \$3M Hollow trail
- \$1.8M Riverfront trail
- Arts Along the Hudson, initiative that started in the Planning Department and has spread to gain the support of local art institutions for development and implementation
- 14 murals of local veterans, selected from photos submitted by residents



While the geographic footprint of the city is markedly small, it is what works to our greatest advantage when considering the size of the impact the smallest of changes may have for our residents. Recent job growth in high tech, bio-medical, education, and industry in the city and in adjacent communities combined with our location on the interstate highway and rail system places Rensselaer in the bulls-eye of the regional employment-shed. With hundreds of units of housing renovated, newly-constructed, and approved for construction, we are poised to expand our population base—turning the tide on prior upstate New York trend of population loss.

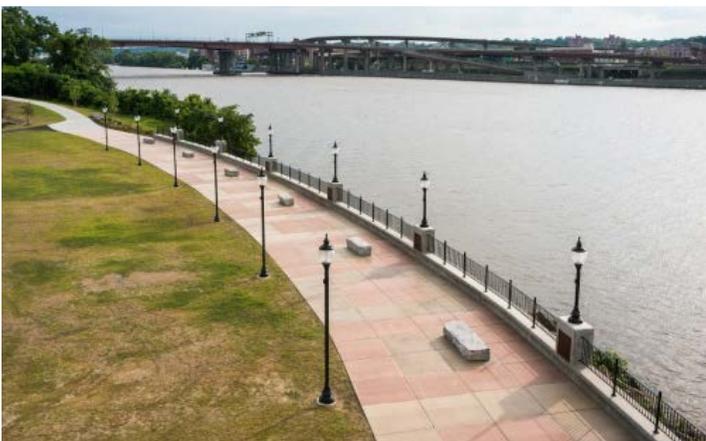
Entrepreneurs are recognizing the attractiveness of our downtown and are bringing in new businesses, leasing spaces, creating new destinations, jobs and adding to our vitality. These entrepreneurs are supported by the city’s success in creating updated zoning codes and other revitalization “software” that is implementing quality-of-life objectives and public support and confidence that is at an all-time high.

This target area reflects our historic geography and our future opportunities—it fits who we are. We are working to make this The Region’s premier waterfront destination with new housing and development opportunities all along the river; essentially creating the Hoboken of New York - with the best skyline views in upstate NY.



10,000 Stories: Vanessa Gerkey-Salsbury • Small Business Owner

“I did not grow up in Rensselaer; we moved here about 11 years ago. We found a house we liked, and our family grew from there. As soon as we looked at the house a few of the neighbors came out and just introduced themselves and it was welcoming right away, and we really liked that.” #10000Stories



Ready to Work

We have leaders, investors, entrepreneurs, land and buildings ready-to-go. Downtown Rensselaer is the heart of our community and the source of our resurgence.

Downtown Rensselaer is the heart of our community and the source of our resurgence. Rensselaer’s Downtown Revitalization Initiative is building off several related programs and projects including our ongoing Local Waterfront Revitalization Program, our Brownfield Opportunity Area (BOA) Urban Core Nomination Study, the NYSEROA funded Kilaen’s Landing Study and GEIS and the recently designated federal Opportunity Zone. Investors are recognizing downtown Rensselaer’s locational advantages—a stone’s throw from the State Capital complex and Regeneron Pharmaceuticals, SUNY East, AMRI and RPI Tech Park offer job opportunities and for employees a diverse, safe downtown area ripe for investment and vibrant quality of life amenities.

We possess a full range of shovel-ready, site-plan approved new construction sites from 5,000 square feet infill development lots to two of the region’s most prominent and largest downtown waterfront properties (over 100 acres) zoned for mixed used development. All of this is highly visible to the thousands of commuters everyday on 787 and I-90 and accessible to the 35,000 cars a day that use the Columbia Turnpike. The DRI investment will catalyze the transformation of this small city downtown into a micro powerhouse of urban vibrancy.

How will we ReDo Rensselaer?

Respected Leadership Team: Rensselaer’s government and professional staff have successfully delivered projects of over \$80 million on time and on budget over the past several years while simultaneously preparing updated land use plans, zoning code and preparing and permitting downtown properties for redevelopment. The city is the first member of the “Albany Pool” to successfully complete its projects for separation of its storm sewer and sanitary sewer system, improving Rensselaer’s contribution to the Hudson’s water quality years ahead of target.

Remembering Downtown: We are expanding the footprint of our downtown to complement our most unique asset: our uninterrupted waterfront. The expansion reaches the historic downtown of Greenbush, NY – the traditional downtown for Rensselaer County that has both rail and waterfront access. This area offers multiple opportunities to “Bring Cities to Life”, one of eight goals identified in the Capital Region Economic Development Council Strategic Plan (CREDC Plan). By enlivening the commercial urban areas that reflect Rensselaer’s history all along Broadway, we are upholding the historic role of our historic “Main Street” and our waterfront as the center for city life.



Reactivating Downtown: The creative reuse of the historic buildings that have faced disinvestment over the years is at the epicenter of our revitalization. The conversion of buildings such as the Clark-Dearstyne-Miller Inn (est. 1791), the Hilton Center, and the former City Hall into mixed use projects that offer residential, retail, and beverage manufacturing caters to residents young and old, which is another strategy identified in the CREDC Plan.

Recognize Downtown, Regional Partnerships for Downtown: By using DRI funding to establish a revolving loan fund and by working with existing local business owners to help make improvements, we will support their businesses and create funding opportunities that will promote continued entrepreneurial investment in the existing CBD as well as spur investments in the enlivened commercial area along Broadway. Improving signage and wayfinding will not only help create a legible identity that can spark a renewed sense of pride for residents, it will also help retain the hundreds of thousands of Amtrak patrons by marketing and branding the improved downtown. Helping entrepreneurs in such a way reflects the goals in the CREDC Plan to create and expand sources of capital for urban businesses.

Reside in Downtown: We have been able to form relationships with developers who have committed to continue to build upon the trend of significant investments in housing that have been made in Rensselaer over the past five (5) years. The newest stock of housing includes 140 completed units that offer a mix of studio - 2 bedroom apartments, 48 that are in the process of being built in the DRI area, and over 400 more are planned to occupy over 20 acres of waterfront in the DRI and Kiliaen's Landing footprint. While the housing that is slated for the DRI boundary is largely market-rate, the city boasts a diverse stock of housing opportunities within close proximity to the area that will allow long-standing residents to thrive alongside the empty-nesters and young professionals who are joining our community.

Recreate Downtown: Rensselaer is thrilled to be harnessing the Capital Region's momentum for the advancement of local arts by enhancing the public spaces that are slated for over \$8.3 million in improvements with art and art friendly infrastructure that would support a creative community atmosphere for generations to come. While still in its earliest phases, our plan for public art, "Arts Along the Hudson", is meant to layer an artistic component atop the millions and millions of dollars that are being poured into our public infrastructure such as the esplanade, the waterfront trail, and our Riverfront Park. While we are still coordinating the plan's full development, we are entering "phase 1" of our existing Riverfront Park Murals Program, which provides we will have fourteen (14) new murals of local veterans selected from photos that have been submitted to the city by residents and family members of Rensselaer Veterans. Although not all murals will involve the existing community so intensely, it is imperative that each new initiative to pass through the city supports our current community above all else. This aspect of our plan reflects the CREDC Plan strategy to "support existing and new funding for programs in urban communities that revitalize properties for arts and entertainment" and to revitalize properties for arts, entertainment, and creative communities. We have also received incredible support from regional art facilities such as Art Omi and O+ Festival in the form of a commitment to helping us realize "Arts Along the Hudson".

Renewable Downtown: It is imperative that as we support public and private investments in the city, we stay committed to adopting progressive and resilient public infrastructure, especially considering our location in a flood plain. With DRI funding, we will drastically advance the city's progress toward becoming a DEC Certified Climate Smart Community and a NYSERDA Clean Energy Community in ways that may not otherwise be feasible. It is our hope that the DRI funding will place environmentally friendly smart city upgrades such as electric vehicle charging stations and an LED street light conversion within reach.

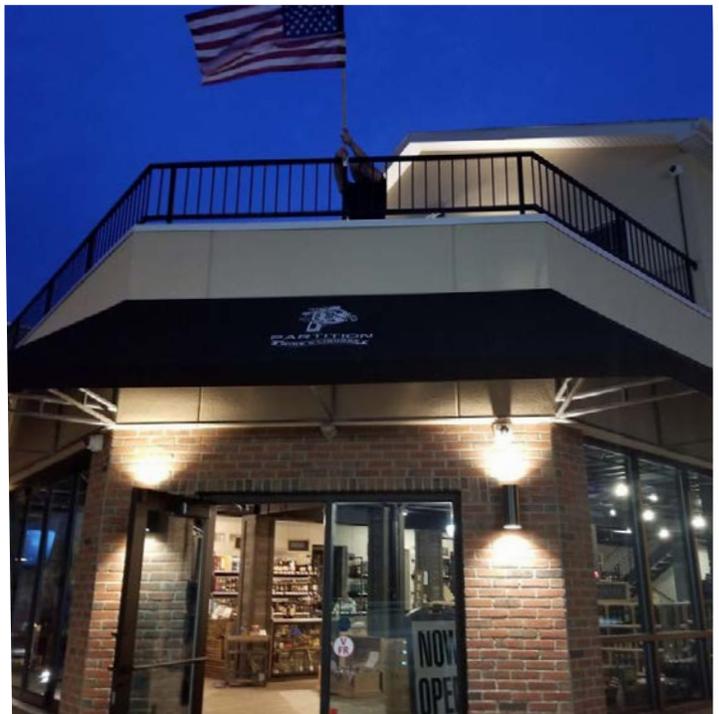
10,000 Stories: Tim Bayly

What's possible when we work together: From Roxy to Moxie

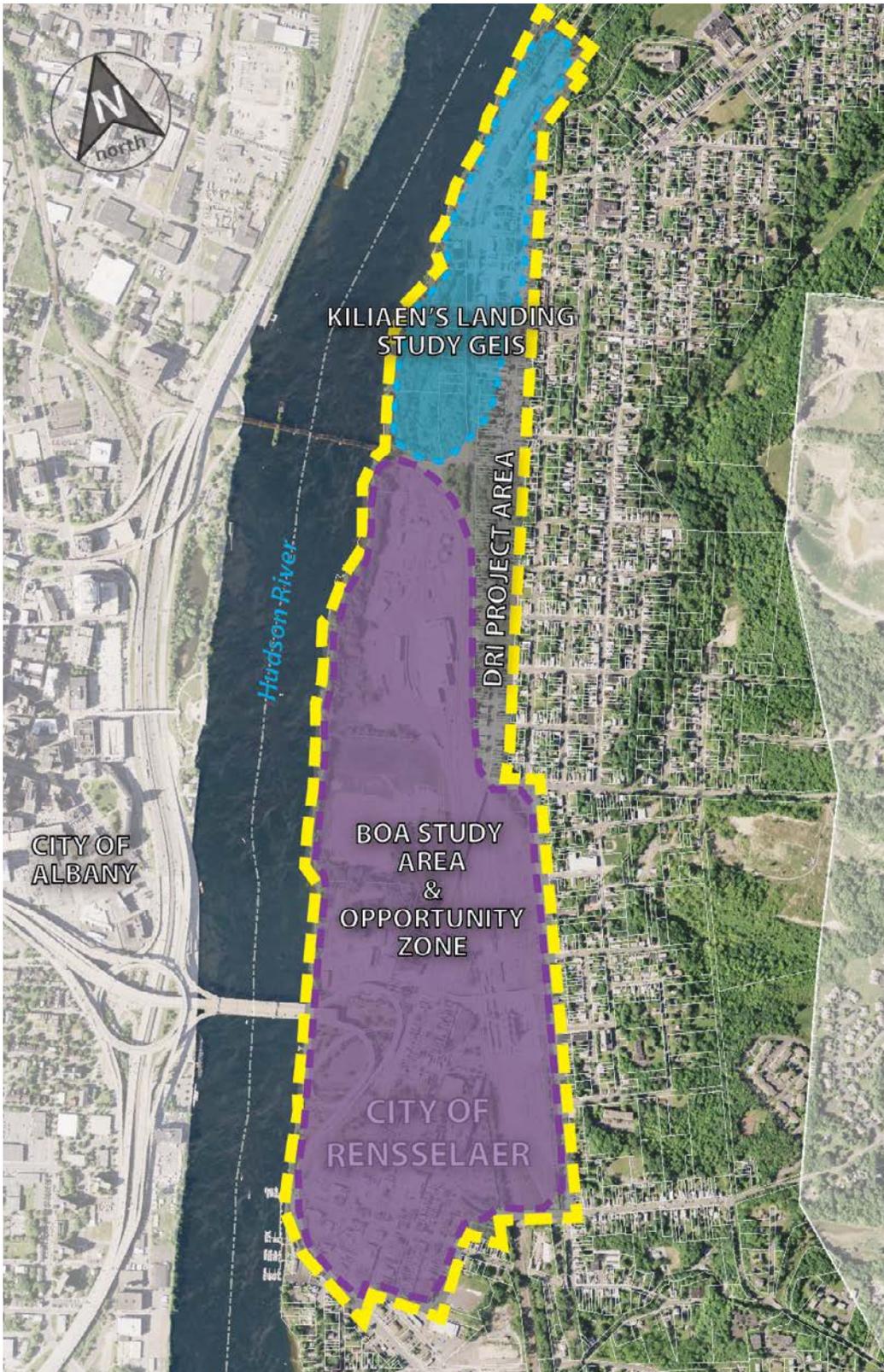
Local resident Tim Bayly is a shining example of what is possible through public private partnerships and intense pride in one's community. From start to finish, Mr. Bayly's conversion of the former Roxy Cleaners on Broadway into what is now Partition Wine and Liquor exemplifies what is possible when you have a vision in a city that is committed to helping you realize it. Boarded up with murals of a traditional "Main Street" façade, the site of the dry cleaner sat vacant as a brownfield for over 35 years before becoming the staple that it is today. After approaching the City to discuss how to convert this building into a storefront, the partnership between Mr. Bayly and the Planning Department began.

With the city's help, this site was assessed for contamination through an EPA grant and we were able to guide him through the remediation process under the DEC Voluntary Cleanup Program. Mr. Bayly combined an economic development loan offered through the Planning Department with a matching grant through National Grid's Main Street Revitalization Program to rehabilitate the property and has set the tone for a revitalized Broadway corridor. The synergy of this project and the impact that this site has had on the community in recent years is outstanding. Not only is the use of National Grid's Main Street grant consistent with the resurgence of Broadway as our historic "Main Street", the satirical storefront murals that safeguarded the boarded up Roxy Cleaners façade were curated by the same artists who did our Riverfront Park. These are the same artists who will kick start our "Arts Along the Hudson" initiative.

Now, the former dry-cleaner has been transformed into a noteworthy wine and liquor store with an event space atop. Knowing the community he serves so well, Mr. Bayly asserts that this space will lend itself to all residents - regardless of their budget. It is this familiarity, this determination, and this resourcefulness that speak to the strength of the existing community in Rensselaer and what we can accomplish when we stack our resources and work together.



Downtown Identification



Boundaries of the Proposed DRI

Some cities like Watertown, Glens Falls, and many others have a central pattern where downtown is at the hub of regional road networks that converge like spokes on a wheel. Rensselaer's downtown reflects our river town history and a more rectilinear form that follows the river, the rail and Broadway in a north-south pattern. Rensselaer was first settled as "Greenbush" and natural springs led to the formation of a pair of village centers that now comprise our downtown—the Village of Greenbush and the Village of Bath-on-Hudson which is the upriver anchor of our target area. As the city grew with waterfront and rail facilities downriver a bit and across from Albany this villages evolved into a larger corridor-type of downtown district and were later incorporated as the City of Rensselaer. We have shaped our target area to honor this historic form and the investment opportunities that have emerged that will catalyze our renaissance.

Our downtown target area is characterized by:

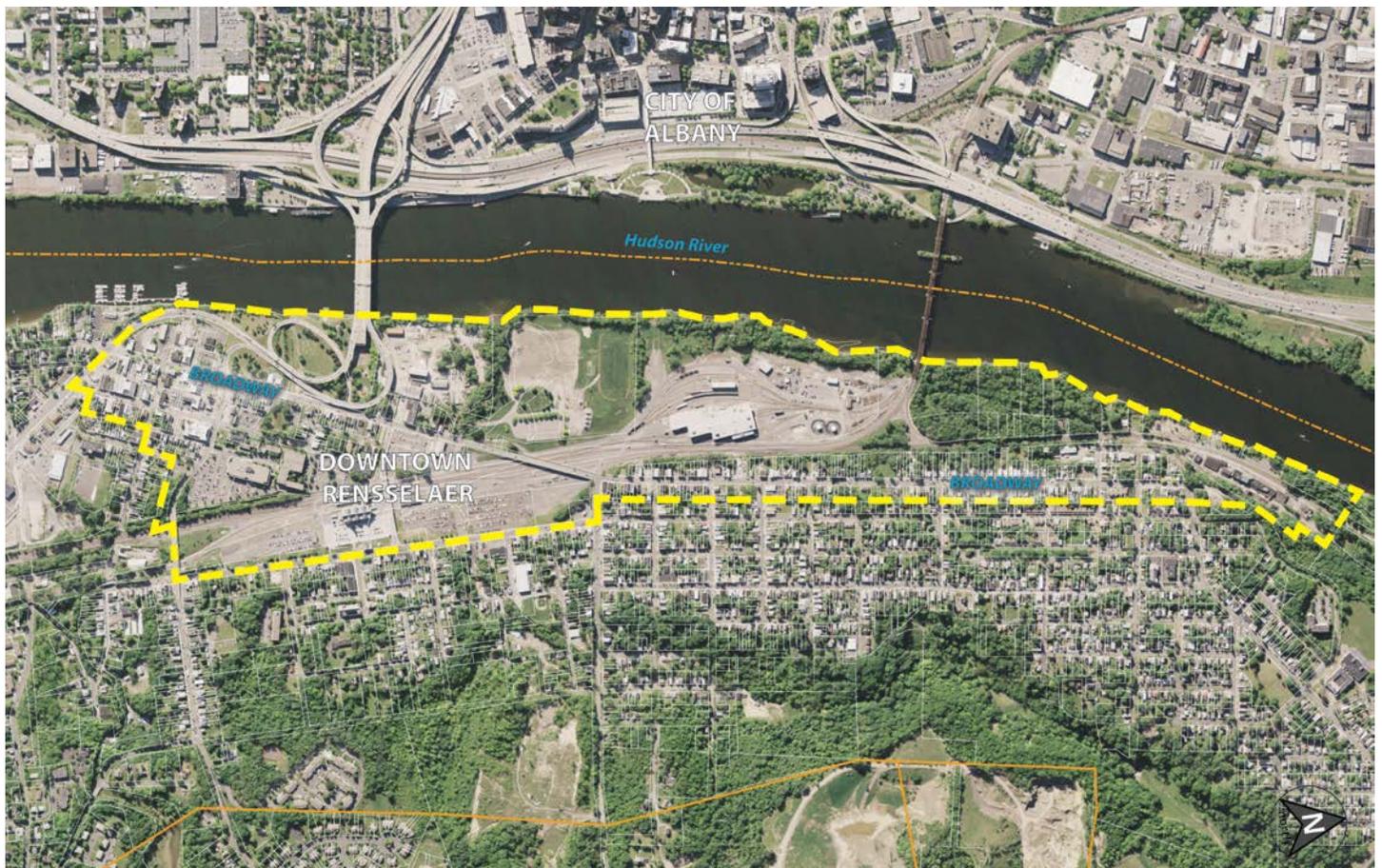
Our "Main Street", Broadway

The Hudson River and New Waterfront Developments.

The Dunn Memorial Bridge/Access to I-787 and Albany-Rensselaer Train Station

The Riverfront Park, Empire State Trail, the Rensselaer Esplanade and public art corridor

The National Register of Historic Places Bath-on-Hudson District



2. Past & Future Investment Potential

There is no shortage of private and public investment for the DRI to capitalize on in Rensselaer.

\$490M in Private Funded In-Progress Projects

\$299.7M in Private Completed Projects

\$13.9M in Grant Funded Completed Projects

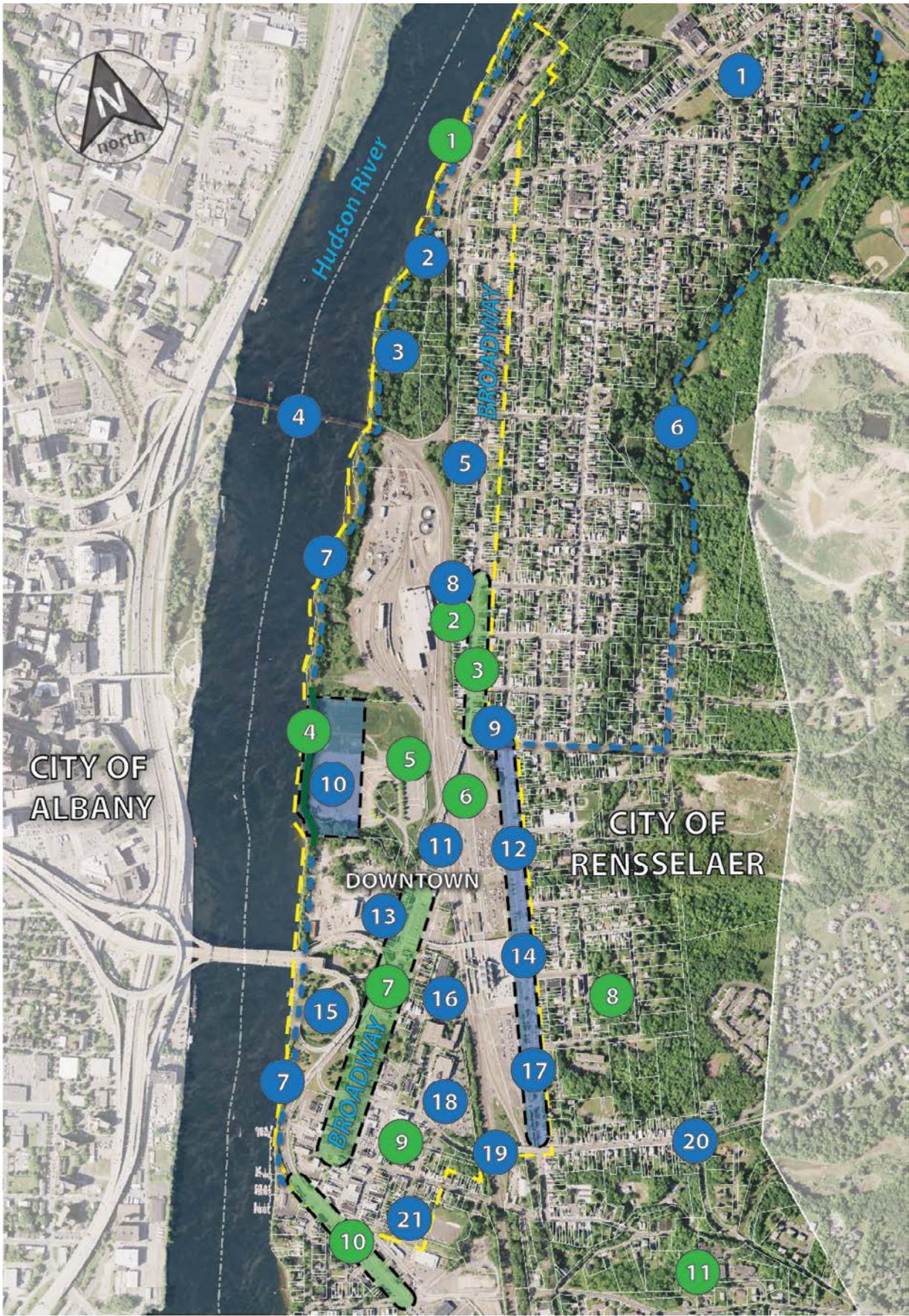
\$35.1M in Grant Funded In-Progress Projects

Within the past 2 decades and even more so in the past 5 years, our small city has experienced over \$300 million in private and grant funded investments that we can account for. Flanking the east and west borders of the target area include major transit and trail investments including the construction of the train station with parking and access improvements on the east (\$53M) as well as Amtrak's addition of a 4th track (\$200M). An additional \$23M has been invested in the water infrastructure throughout the city, which includes East Street, the main access road to the train station. This has been made possible through a combination of grants and bonded funds. This also includes a \$1M Green Innovation Grant. The creation of the riverfront trail and esplanade on the western boundary of the DRI area have amounted to another \$4.8M in investment through grants which are intended to serve our residents through the beautification and reclamation of our waterfront for public use.

Running north-south in the center of the district, Broadway has benefitted from \$6M in streetscaping improvements from the Columbia Turnpike to Partition Street and in that same foot print, \$11M in waterline replacements and the design and replacement of the Veterans Memorial Bridge on Broadway. Further improvements to water infrastructure have been made north along Broadway until Pine Street. DRI funding would allow for the completion of these improvements along the remainder of Broadway as well as streetscaping north of Partition to complement the beautification of the northern portion.

Not only have there been over \$300M in completed projects over the past 20 years, the city is poised to undergo an additional \$490M in private investments and \$35M in grant funded improvements in the coming years. The sale, remediation, and adaptive reuse of the site of the former Rensselaer Jr./Sr. High School exemplifies the City's commitment to the revitalization of our waterfront in a manner this city has never seen before. We have received tremendous support from local and out of state developers who are committed to infusing our waterfront with \$186M of housing and mixed use developments upon receipt of the DRI. Combined, the city has completed or is in the process of completing over \$800M in public and private improvement projects, the majority of which are slated to occur in our DRI area. For a city of 3.5 square miles, that's significant.

On the following page are projects that have been completed and are in progress. The DRI application alone has catalyzed commitments to future investments. We believe that these commitments open up a world of possibilities that render the DRI funding the cherry-on-top that will result in the improved form, function, and resilience of our waterfront and abutting areas.



Legend on following page



Projects Completed

- 1 Hudson Boat Launch (\$400K)
- 2 1047 Broadway Apartments - 12 Units (\$1M)
- 3 Broadway Infrastructure Improvements (\$5.7M)
- 4 Hudson Riverfront Esplanade (\$3M)
- 5 DeLaet's Landing - 96 Units (\$23M)
- 6 Amtrak Rail Expansion (\$200M)
- 7 Broadway Streetscapes (\$7M)
- 8 Belltop Apartments - 20 Units (\$2M)
- 9 Citywide CSO Elimination (\$6M)
- 10 Columbia Turnpike Pedestrian Improvements (\$1M)
- 11 Fall's Edge Apartments - 12 Units (\$1M)

OVER
\$245 Million
COMPLETED
INFRASTRUCTURE
AND PRIVATE
INVESTMENT
PROJECTS

Projects In Progress

- | | |
|--|---|
| 1 Lee Dyer Family Apartments - 10 Units (\$2.5M) | 11 Boys & Girls Club Renovations (\$400K) |
| 2 Waterfront Mixed Use - 60 Units (\$10M) | 12 Green Innovation Grant Program (\$1M) |
| 3 Sano-Rubin Mixed Use - 383 Units (\$100M) | 13 Former City Hall Mixed-Use - 40 Units (\$4M) |
| 4 NYSDOT Bridge Reconstruction | 14 Water Infrastructure Replacement (\$11.7M) |
| 5 Broadway Apartments - 14 Units (\$1M) | 15 Riverfront Murals Program (\$5K/Year) |
| 6 Hollow Trail (\$3M) | 16 Planned Hotel Development (\$12M) |
| 7 Riverfront Trail (\$1.8M) | 17 Water Infrastructure Replacement (\$2.7M) |
| 8 1040 Broadway Apartments - 24 Units (\$2M) | 18 Public Safety Action Plan (\$500K) |
| 9 Bayly Brownfield Redevelopment (\$1M) | 19 Third Ave Third Avenue Bridge (\$3.5M) |
| 10 Riverfront Park (\$125K) | 20 Culvert Replacements (\$1M) |
| | 21 Brayton Apartments - 33 units (\$5M) |

OVER \$160 Million PENDING PROJECTS

Past & Future Investment

Completed Projects

PROJECT	LOCATION	FUNDING SOURCE	PROJECT CAPACITY	INVESTMENT
Esplanade	Hudson Riverfront	Grant Funded	Trailhead/public space	\$3,000,000
Boat launch	Hudson Riverfront	Grant Funded	Public boat launch	\$400,000
Columbia Turnpike	Columbia Turnpike	Grant Funded	Pedestrian safety improvements, 35K cars daily	\$1,000,000
Broadway Streetscaping	From 9/20 to Partition	Grant Funded	Streetscaping and bridge repair	\$6,000,000
Broadway Water Infrastructure and Veterans Memorial Bridge	Broadway	State Investment	Water infrastructure replacement, design & re- placement of Broadway bridge over train tracks	\$11,540,000
Third Ave Bridge	Third Ave	Grant Funded	Bridge repairs	\$3,500,000
DeLaets Landing	New Broadway	Private	96 apartments	\$23,000,000
1047 Broadway Apartments	1047 Broadway	Private	12 apartments	\$1,000,000
Belltop Apartments	20 Lawrence St	Private	20 apartments	\$2,000,000
Fall's Edge Apartments	22 High St	Private	12 apartments	\$1,000,000
Port Improvements	Port of Rensselaer	Private	Capabilities expansion	\$8,000,000
New Train Station	Albany-Rens. Train Station	Private	New train station building	\$53,000,000
DOT/Amtrak Expansion	Amtrak yards	Private	Addition of a 4th track	\$200,000,000
Kiliaen's Landing EIS	Hudson Riverfront	Private	Shovel ready for investment, 75 acres	\$250,000
Apex Oil expansion	Port of Rensselaer	Private	Business expansion, job creation	
New Castle Asphalt	Port of Rensselaer	Private	Business expansion, job creation	
Brayton Construction	Columbia Street	Private	Dollar Tree Plaza	
Former Cristo Property EIS	Partition Street	Private	Shovel ready for investment, 15 acres	

Total Completed Projects

\$302,150,000



10,000 Stories: Sandra James • Resident

“No matter how Rensselaer changes, we still try to keep it as a family the way we knew it growing up. When something happens to one of us - it happens to all of us. We don't sit back and watch it happen; we give back as a community because we are go-getters. We are a family.” #10000Stories



Past & Future Investment

In-Progress Projects

PROJECT	LOCATION	FUNDING SOURCE	PROJECT CAPACITY	INVESTMENT
24 Unit on Broadway	Broadway	Private	24 apartments	\$2,000,000
14 Unit on Broadway	Broadway	Private	14 apartments	\$1,000,000
DeLaets Landing Mixed Use	New Broadway	Private	60k sq. ft. of mixed use; 300k sq. ft. comm; 22flr hotel	\$275,000,000
Hilton Center	Forbes Avenue	Private	60 apartments, 52,800 square feet mixed use	\$6,000,000
Hodorowski Polsinello Waterfront Mixed Use	Kiliaens Landing	Private	60 apartments, mixed use	\$15,000,000
Polsinello Hodorowski Waterfront Mixed Use	Kiliaens Landing	Private	60 apartments, mixed use	\$15,000,000
Green Street Apartments	Green Street	Private	33 apartments	\$3,000,000
The Community Project	N/A	Private	Unspecified	\$25,000,000
Sano Rubin Waterfront Mixed Use	Kiliaens Landing	Private	300-400 apartments	\$100,000,000
BioHitech Approval	Former BASF site	Private	150,000 tons of solid recovered fuel	\$36,000,000
Riverfront Park	Broadway	Grant funded	Trail, creative lighting, etc.	\$125,000
Lee Dyer Family Apartments	Washington Avenue	Grant funded	10 apartments (affordable)	\$2,500,000
Riverfront Trail	Kiliaens Landing/Waterfront	Grant funded	1 mile multiuse trail connecting to empire state trail	\$1,800,000
Hollow Trail	East end	Grant funded	Multiuse trail connecting to empire state trail	\$3,000,000
Green Innovation Grant Program	East Street	Grant funded	Green infrastructure on East Street	\$1,000,000
Public Safety Action Plan	Throughout city	Grant funded	Crosswalk safety improvements	\$500,000
Partition Culvert Replacement	Partition Street	Grant funded	Culvert Replacement	\$1,000,000
Third Ave Bridge	Third Avenue	Grant funded	Bridge repairs	\$3,500,000
Clean Water Loan	City wide	Loan/grant funded	Water infrastructure replacement/CSO elimination	\$10,000,000
Drinking Water Loan	City wide	Loan/grant funded	Water infrastructure replacement/CSO elimination	\$11,700,000
Riverfront Park Murals Program	Broadway	City investment	10-15 murals/year	\$5,000

Total In-Progress Projects

\$525,130,000



10,000 Stories: Jeremy Shuhart • Small Business Owner

"It's home. We always feel at home. I went into the service and could have moved anywhere and stayed anywhere, but I came back home because its just where you feel comfortable; its where you grew up, you feel comfortable enough to raise a family here and continue to pass on the tradition" #10000Stories

3. Recent or Impending Job Growth

Because the City is welcoming the construction of hundreds of new housing units through dynamic mixed-use developments along the waterfront, the city is also welcoming seasonal, temporary, and permanent jobs. While Rensselaer is located at the center of an employment and event triangle which includes the New York State Capitol, Albany Convention Center, Times Union Center, Rensselaer Tech Park, SUNY East Campus and Regeneron, the addition of these new units will help to attract skilled workers to the City of Rensselaer, and will drive the further reinvestment and revitalization.

In/adjacent to the downtown area, employers are hiring including:

- NYS Office of Children and Family Services is the largest employer downtown. In adjacent East Greenbush the agency opened (April 2019) an additional 97,000 square foot training facility.
- BioHitech was recently approved for reuse of a portion of the former BASF site adjacent to downtown where it will build a 72,000 square foot composting/bio-fuel facility which will create a large number of construction jobs over the next few years and about 24 permanent positions when fully operational.
- Regeneron Pharmaceuticals, Inc. — Just a short drive up the hill in the Town of East Greenbush, Regeneron has completed a massive expansion of an additional 480,000 square feet of manufacturing and research and development space to anchor a second campus. This expansion is anticipated to increase their local workforce of 1,300 people with an additional 1,500 jobs.
- Albany Molecular Research, Inc. (AMRI) — Provides manufacturing of bulk active pharmaceuticals and advanced intermediates, with more than 1,300 employees worldwide. AMRI's Rensselaer facility is located along the waterfront at the southern edge of the target area, with 260 local employees.
- SUNY Albany Health and Sciences Campus has been rebranded and is expanding with its School of Public Health and the Cancer Research Center creating additional employment opportunities.
- Rensselaer Technology Park is focused on growing enterprises dedicated to university-related technology ventures with the Rensselaer Polytechnic Institute, located at the northern end of the city. Current employment in the park is expected to grow significantly above the existing several thousand jobs over the coming years.
- Vision Data Equipment Corporation — A growing supplier of IT media/publishing software applications, with offices just outside of the target area. Currently employs 40 people.
- DocStrats — A promising information technology and training company located in downtown Rensselaer which has been growing steadily. This woman-owned business enterprise has committed to increase their workforce by 12 persons over the next one to two years.

Job Creation & Local Support

Below is an outline of the job-creating support that we have received in the form of commitment letters from local stakeholders.

LETTER RECEIVED	COMMITMENT	TEMP JOBS	PERM JOBS	INVESTMENT
Downing Law	Expansion of operation	-	8	-
Document Strategies	Expansion of operation	10	4	\$250,000.00
Timothy Bayly	New destination	20	10	\$1,000,000.00
Communtiy Builders	Affordable housing	100	5	\$5,000,000.00
Joe Casale	24 unit housing development	10	5	\$2,000,000.00
Tri City Holdings	14 unit housing development	50	1	\$2,000,000.00
Zappala	Historic building reuse/mixed use/former city hall	40	15	\$4,000,000.00
Art Omi	Curation of public art	-	-	-
Hodorowski Group	Housing and mixed use	80	60	\$15,000,000.00
Wing and Son Family Brewery	25,000 square foot brewery	20	10	\$1,000,000.00
Sano Rubin Construction	Development at Kiliaens Landing	300	100	\$100,000,000.00
Brayton Construction	Residential and commercial brownfield remediation, potential hotel	60	30	\$15,000,000.00
O+ Festival	Curation of public art	-	-	-
Polsinello Realty	Over 400 new residential and mixed use units	-	-	\$15,000,000.00
Bills Boatyard	Operate boat rental facility at Hilton Center	5	1	\$100,000.00
Mark Teliska	Hilton Center Redevelopment, "Barnett Mills"	60	50	\$6,000,000.00
Total Potential Jobs		755	291	\$186,350,000



10,000 Stories: Pat Jackson • Lifelong Resident

"I still go to lunch with my friends – 2 or 3 times a month – with the same friends I had since Kindergarten and elementary school. We're still friends! Thats just how close this city is, its wonderful." #10000Stories

4. Attractiveness of Physical Environment

There is no question that one of the definitive features of Rensselaer's uniqueness is our uninterrupted waterfront. Boasting more than just unparalleled views of the Albany skyline, our waterfront represents decades of potential that are finally being realized through careful coordination with key stakeholders. The City of Rensselaer offers a multitude of historic and cultural features that are currently underutilized. Throughout downtown, a number of historic properties relating to the City's story as a port and transit community go unnoticed every day. Because of this, we seek to capitalize upon these features by providing for a host of façade improvements along Broadway, strategic historical and artistic signage, development of an outdoor sculpture/art installation that will serve also as a wayfinding system to destinations.

Our Riverfront Park will soon be part of an interconnected multi-modal trail system with links to the Empire State Trail and has proven to be a priceless amenity that provides direct waterfront access for all. The Riverfront Park is home to 162 murals that date back to the mid-90's and is planned to be the physical starting point for "Arts Along the Hudson". This is a plan that is underway, which incorporates locally driven art into the waterfront trail system, which is currently in the design phase. We envision Arts Along the Hudson to be one of many catalysts in our downtown's revitalization that is being spearheaded by the community. Not only will our plan for public arts incorporate murals from local artists, the same artists who curated the 1990's mural park will, again, be partnering with the city over 2 decades later to breathe new life into this park that harmonizes urban form and function. With major creative players such as Art Omi and O+ Festival committed to helping us realize our artistic vision, we are confident that Arts Along the Hudson will become a destination that is driven by local engagement and renowned on a regional scale.

Adjoining the land that is slated for our waterfront trail is nearly 1.5 miles of our "Main Street", Broadway. Broadway is split geographically by Partition Street into a northern and southern portion. Both portions of Broadway provide an ideal setting for mixed-use development with restaurants, parks, trails, and other recreational activities. With the majority of Broadway being an Opportunity Zone, the City sees each vacant lot as an opportunity for vibrant infill development. Southern Broadway, home to our traditional Central Business District, is loaded with potential for infill and an overall facelift that could be funded through a revolving loan fund, offering low interest loans for new businesses and façade improvements. As we settle in to a strong trend of investment by new and expanding local businesses, a few lucky entrepreneurs have gotten their foot in the door at a prime time for redevelopment by becoming established community staples. These new businesses have served the existing community greatly and will continue to be revered by all those who reside in downtown at DeLaet's Landing (96 units) and the approved Green Street Apartments (33 units). The owners of the former City Hall (located directly between DeLaet's Landing and the Green Street Apartments) have committed to working with the City to redevelop this property into a \$4 million mixed use development that would be supplemented with DRI funding to help complete ground work such as abatement and stabilization. By hosting the 9th busiest train station in the country, as we continue to serve our community, each of the new arts, entertainment, dining, and lodging options will lend themselves to Amtrak patrons as well. All of downtown is walkable and bikeable to the Rensselaer Train Station, as well. In fact, 75% of Rensselaer's residents (about 7,000 of 9,400) are within a 15 minute walk to downtown. The City of Rensselaer prides itself as a safe and friendly community with excellent accessibility. Even with this working in our favor, we are taking drastic steps to improve the walkability, bikeability, and ADA accessibility of downtown's streets and sidewalks through both policy tools and existing grant funding. It is fortunate that nearly all of downtown has sidewalks in place and while some have been renovated and others in key connecting streets like northern Broadway need replacement, the DRI grant can address that need.

Moving north along Broadway, the community is blossoming in the footprint of \$7 million worth of streetscaping and bridge repairs and \$6 million in improvements to water infrastructure, including combined sewer overflow (CSO) eliminations. As members of the Albany CSO Pool Communities, the City of Rensselaer takes pride in having completed our eliminations 15 years ahead of schedule. Being a member of the CSO Pool Communities has provided us with a framework to promote and reward the implementation of green infrastructure that we hope will carry us into the future as local leaders in green public infrastructure. As you cross the renovated Veteran's Memorial Bridge from the Southern to the Northern end of Broadway, pedestrians, cyclists, and motorists alike can revel in views of the sunset over the esplanade, DeLaet's Landing, the Hudson River, and the illuminated state capital skyline. Reaching Partition Street, you can stop for liquor or a wine tasting at Partition Wine and Liquor or perhaps head upstairs for a small banquet being hosted at City View Terrace. When approaching the northern end of our "Main Street", there is a clearly defined balance between century-old housing and sharp new developments. There are over 50 residential units on Northern Broadway that have been built or approved for construction within the past 3 years that are exemplary projects which speak to the viability of the DRI area. Scattered between residences old and new are mom and pop stores that offer convenience whether you want coffee in the morning or a late night snack and a watering hole that you might miss if you blink too quickly. Community staples such as the Rensselaer Eagles and the American Legion greet you on either side of the street, a skip-hop-and-a-jump down the road, you'll find a pocket park that embodies the need for recreational opportunities in an urban setting, and smack in the middle of it all is all the comfort you could ask for, knowing that the Broadway Fire Station is there.

The northernmost point of Broadway leads to the tail end of our waterfront trail and the Bath Historic District, home to buildings dating back to the late 1700's and the future site of over \$110 million in mixed-use developments. The city has received commitments from developers to provide over 300 residential units and 100,000 square feet of commercial space in the footprint of the current Kiliaen's Landing and is working with both the developers and the owners of the property to facilitate such developments. The owner of the famed Clark-Dearstyne-Miller Inn (est. 1791) has committed to transferring the property to the city for creative reuse upon the receipt of grant funding. Neighboring these two sites is the former Hilton Center, now named "Barnett Mills". The city has received letters of commitments from a brewer and a local watersport aficionado to invest in a brewery as well as a boat and kayak rental spot to both complement our boat launch and to help advance our overall vision for progress.

Just east of the downtown/DRI area, residents new and old have access to affordable, federally-subsidized housing and healthy food options - two things which are often seemingly mutually exclusive. On the border of the south end, Aldi offers a wide variety of healthy options including gluten free products and organic items for markedly low prices and on the northern border and Capital Roots has two Veggie Mobile® stops and one Veggie Mobile® Sprout. By partnering with Capital Roots, the city is working adamantly to further improve access to fresh food in a way that meets the needs of our low-income residents. We are considering a number of creative approaches to combating food insecurity while also building social capital through everyone's favorite medium: a fresh, home cooked meal. We hope to use this creativity to empower residents to take advantage of the resources that are available to them and equip them with the skills necessary to improve their quality of life. Capital Roots helps us keep the creativity flowing and has allowed us to engage a diverse spectrum of stakeholders in the community who are often underrepresented. We are also working with Capital Roots to beautify the areas surrounding the federally subsidized housing with members of the community by planting rain gardens and trees in Central Park on Second Street. Through the summer and fall, we will be collaborating on a public safety demonstration by implementing new crosswalks and engaging Rensselaer City School District students to create art for a pedestrian, cyclist, and motorist safety awareness campaign.



5. Healthy Living & Quality of Life

The City of Rensselaer is redefining itself as a model community for sustainable growth, smart technology, mixed-use housing, and waterfront recreation.

Being such a small community in size and population, each step we take to achieving such growth is a leap towards success. As part of this effort, we are actively working to encourage focused-growth within the downtown area and the reconstruction of local streetscapes. By improving our building stock, we aim to create a pedestrian-friendly environment that attracts those interested in living, working and playing in a compact, smart, sustainable small community. Moreover, as a result of the City's participation in the Brownfield Opportunities Area (BOA) program focused in our downtown "urban core", our policies encourage the redevelopment of brownfields which have long been vacant or underutilized in a manner which promotes the continued growth that fits our identity. The Green Street Apartments, former City Hall, and "Barnett Mills" are all brownfields slated for redevelopment and the NYS Office of Child and Family Services on Washington Street is an exemplary instance of brownfield redevelopment and adaptive reuse.

This focus centers on a planned desire to integrate mixed-use development, parking features, revised zoning regulations, complete streets policies, transit-oriented development and adaptive reuse policies to support a diverse and inclusive growing population. The city has planned appropriately for downtown revitalization with the creation, adoption, or implementation of numerous plans including:

The City of Rensselaer Industrial Development Agency

Rensselaer Comprehensive Plan (2006)

Rensselaer Comprehensive Plan Update (2018, in progress)

Rensselaer Local Waterfront Revitalization Program (2011)

City Code and Zoning Ordinance Update (2012)

Urban Core Brownfield Opportunity Area (2016)

Albany CSO Pool Communities Green Infrastructure Tool Kit with Sample Green Code Language (2017)

Stormwater In-lieu Fee and Credit Banking and Trading Structure Feasibility Study (2017)

Complete Streets Policy (2018)

Arts Along the Hudson (2018, in progress)

Rensselaer Downtown Revitalization and Brownfield Opportunity Advisory Committee (2019)

NYSERDA Funded Cleaner Greener Kiliaen's Landing Study and GEIS (2018)



10,000 Stories: Tony Butler • Lifelong Resident, Small Business Owner

"I would like to bring our program to the City of Rensselaer to give (the kids) the ability to learn the life skills need to be successful" #10000Stories

Our policies, codes and projects—and this DRI will be a keystone, reinforce these objectives:

The City of Rensselaer is redefining itself as a model community for sustainable growth, clean technology, mixed-use housing and waterfront recreation. As part of this effort, we are actively working to encourage focused-growth within the downtown area and the reconstruction of local streetscapes and improving its building stock to create a pedestrian-friendly environment that attracts those interested in living, working and playing in a compact, smart, sustainable small community. Moreover, as a result of the City's participation in the Brownfield Opportunities Area (BOA) program focused in our downtown "urban core", our policies encourage the redevelopment of properties which have long been vacant or underutilized in a manner which promotes the continued growth that fits our identity. In addition, our NYSERDA funded Cleaner Greener Study and GEIS is a large component of the City's DRI.

This focus centers on a planned desire to integrate mixed-use development, parking features, revised zoning regulations, complete streets policies, transit-oriented development and adaptive reuse policies to support a diverse and inclusive growing population within the limits of the City of Rensselaer. Our policies, codes and projects—and this DRI will be a keystone, reinforce these objectives:

Comprehensive Plan — This is perhaps our most far-reaching policy document as it progressively addresses the intertwined elements of environmental setting, land use, transportation, housing, and economic conditions among other factors. The plan's vision statement is interwoven throughout this grant application and in particular we quote the last sentence of that vision:

"The City will include a variety of housing options that meet the needs of its diverse population. Residents will be encouraged to participate in the city's continuous planning and development process, especially at the neighborhood level. Their involvement will form the foundation of the city's future."

Comprehensive Plan Update — Our comprehensive plan update is currently underway, as our existing plan is 13 years old. While the principles outlined in the original plan are strong and supportive of equitable and high quality development, many of the goals and strategies have been completed or are no longer relevant. The city has done outreach for the update Ward-by-Ward, engaging citizens regarding what infrastructure in their voting district needs improvement. By actively involving residents in the plan that will strongly guide future development; the city is opening its doors to heavy citizen involvement where it is most fit.

Updated Zoning — Not sitting on the shelf, the comprehensive plan has been a focal point of action including as a follow, a major update to the city's zoning ordinance and map. New Zoning was adopted in 2012 which provides great flexibility while promoting a compact, walkable urban center to help encourage infill development and create special waterfront and development districts to accommodate the desired future mix of land uses and address alternative transportation options and a transit-oriented development pattern in the downtown area.

Local Waterfront Revitalization Program — Our program reinforces our connections to the river, includes a strong public access component and looks to protect environmental resources so Rensselaer's waterfront will be clean and accessible to a broad spectrum of people.

Arts Along the Hudson — A near-term effort that aims to improve quality of life throughout the city by implementing community-centric arts installations that will lend themselves to residents and all those who may pass through.

Complete Streets Policy — City departments and leadership are on a mission to create a more complete streets network in the city, partnering with county and state agencies to create a more user-friendly and attractive network.



Green Infrastructure and Sustainable Stormwater Management — Recognizing prior problems with stormwater runoff common to all older cities in the region, Rensselaer has adopted regulations and is proactively improving our system to become fully compliant with clean water regulations with a goal of continuing to improve the outflow to the Hudson and its tributaries and to integrate natural processes as green infrastructure into the design of our stormwater management systems. We are currently implementing several green infrastructure demonstration projects in our downtown including creating a permeable parking lot and green infrastructure streetscape improvements.

Most notably, the City has taken efforts to complete a city “greenbelt” connecting greenspace and stormwater detention areas preserving natural forested corridors. This project, called the Hollow to River Trail connects the waterfront bike/hike trail with the “hollow” bike/hike trail along our eastern border. Both projects have been funded under the NYSDOT TAP program.

Non-Discrimination and Age-Friendly Policies — The city works hard to ensure fair and unrestricted access to programs, employment, and facilities is fully available to all and that it is collaborating on projects and programs to provide housing, services, mobility support and social/recreational program for senior citizens.

Opportunity Zone-- Downtown Rensselaer, largely situated within Census Tract 515, is a “distressed area” with roughly 20% of the population living at or below the poverty line and has been designated as a qualifying district for the state and federal Opportunity Zone program. The DRI and Opportunity Zone programs complement each other with the end goal is to improve economic opportunities and quality of life environment where area residents can live work and play in downtown Rensselaer.

Downtown Management Structure, Livability and Quality of Life — Rensselaer has adopted a collaborative community development model with city, other government agencies, private sector and the broader public working together toward improving downtown promotion, maintenance, activities, programs and capital improvement projects. (Image from pancake breakfast park fundraiser). Our local government is small, nimble and efficient with a clear local mandate for revitalization. The Mayor, City Council and all Departments are in regular productive engagement to move the City forward.

The City of Rensselaer Industrial Development Authority has been reconstituted and has been active in facilitating development projects in the city in partnership with other agencies. The City is also meeting with Counsel to form a Local Development Corporation to further incentivize and facilitate infill development as needed.



6. Public Support

Community outreach for downtown revitalization has been a continuum of conversations and engagement since our first application in Round 1 of the DRI.

Moreover, the city has performed dozens of hours of community meetings and outreach as a result of the recent planning studies that have occurred within the DRI area (BOA and Kiliaen's Landing); which are the basis for this DRI. Nevertheless, our "main event" for this DRI was centered on a community pancake breakfast held by the city at the Rensselaer Waterfront Park. Here, staff, consultants and volunteers distributed information about the program and conducted a public input survey soliciting feedback on revitalization needs and projects. Dozens of casual conversations were held discussing the opportunities and ideas for downtown revitalization. The survey questionnaire was also made available online on several outlets including the city's home page, Facebook™ and Twitter™. Residents were asked to prioritize \$10 million in spending on public improvements, new development/rehab of existing buildings, a revolving loan fund, branding and marketing, and other specific ideas. Responses reflected strong interest in public improvements with a specific interest in highlighting green space and waterfront activities, highlighted a widespread interest in the rehabilitation of historic properties for new uses, and placed the third-strongest emphasis on making low-interest business loans available to small businesses and entrepreneurs. Specific ideas included making sure that all changes were ADA accessible and age-friendly for those who are currently underserved, tree planting, bike share, and improvements to our existing docks. The survey questionnaire was also made available online on several city outlets.

Letters soliciting interest in participating in the DRI program and documentation of commitment for investment and new job creation were distributed to firms and individuals known to be active in redevelopment in the city and region. The response was excellent and those project proposals have been documented and add up to more than \$186 million in committed projects should we receive DRI funding.

The Rensselaer City Council unanimously approved a resolution establishing a local planning committee so we can hit the ground running upon grant award. (Since the city is also advancing its Brownfield Opportunity Area process at this time, and the downtown and BOA share almost the same target area it was advantageous to create a dual-purpose DRI-BOA committee and to keep the acronyms less confusing at the local level. The committee will focus on the DRI during the development of the strategic investment plan.)



10,000 Stories: Maureen Nadacci • Lifelong Resident

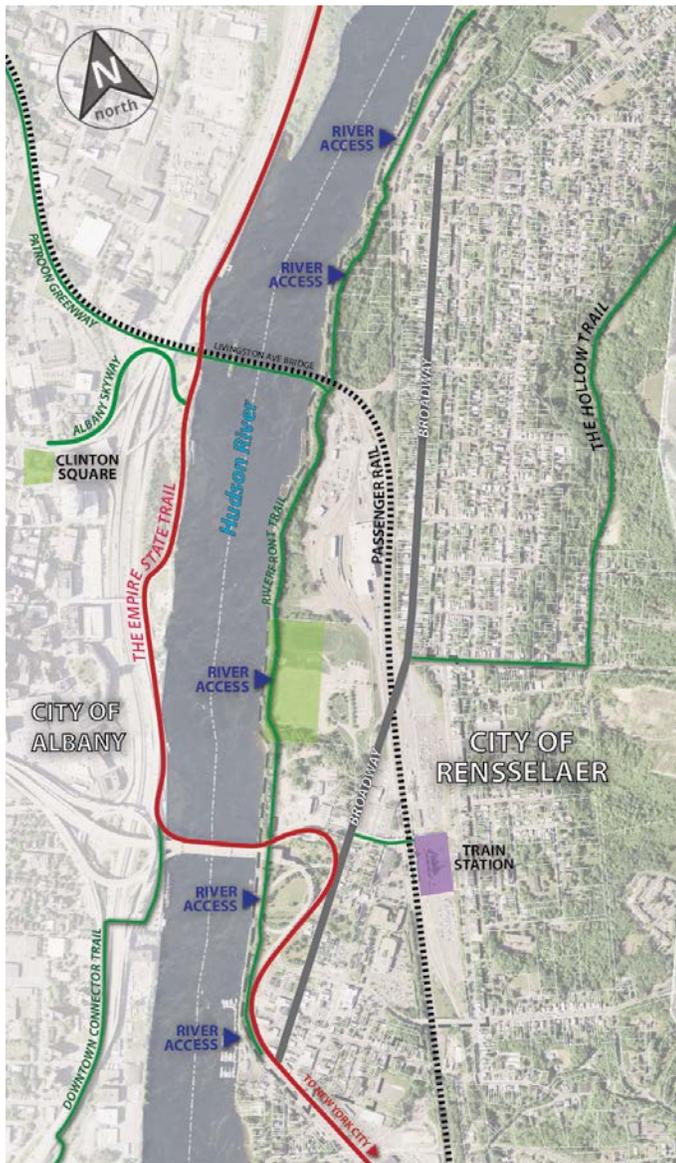
"This city has always come together and supported one another during the good times and the hard times. We are #RensselaerStrong." #10000Stories

The newly formed committee will focus on the DRI during the development of the strategic investment plan. The following agencies and organizations will also be players in the strategic investment plan:

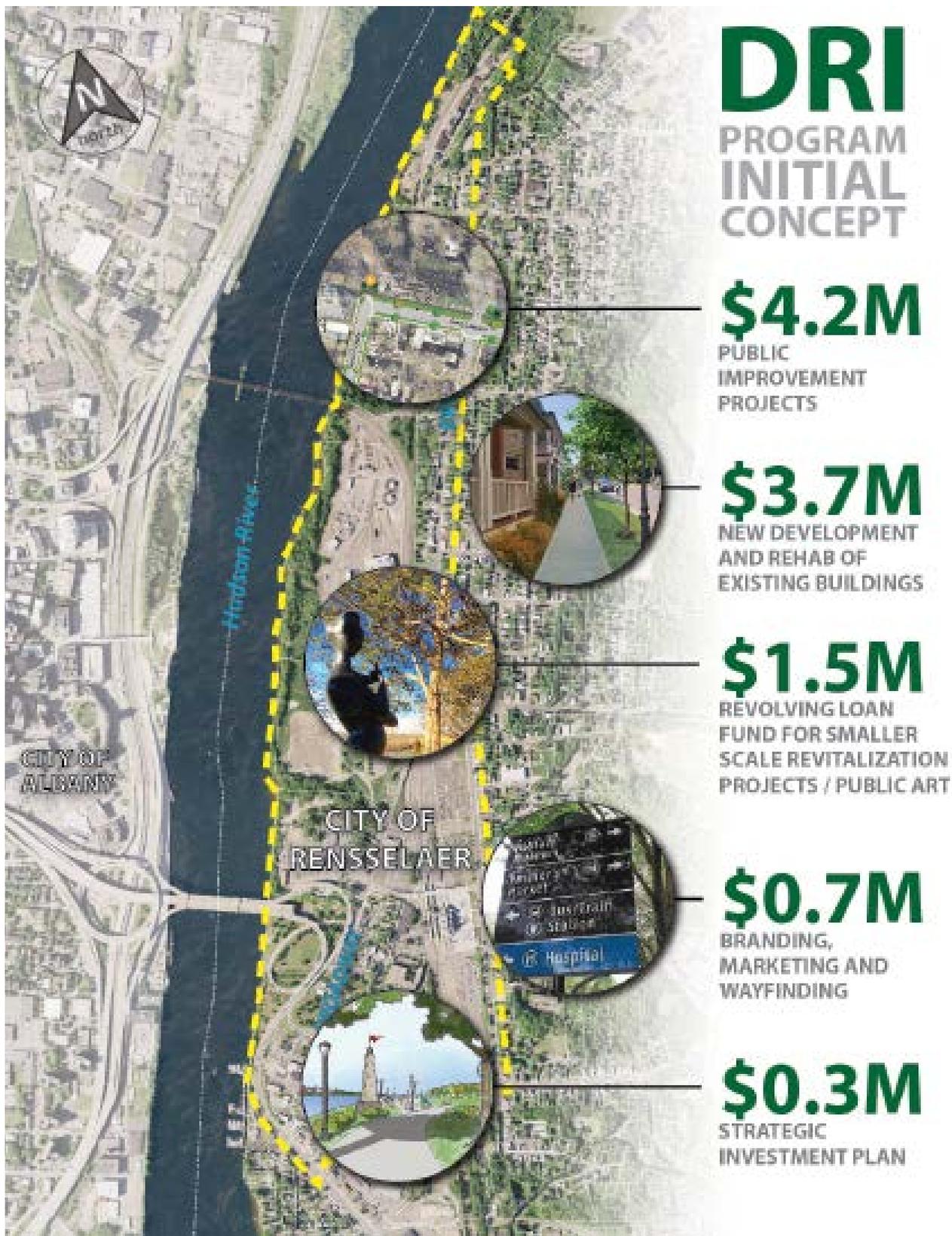
- Residents and Neighbors
- Local business owners
- Rensselaer City School District
- Rensselaer Boys and Girls Club
- Currently engaged local developers
- Interested local and out of state developers
- City of Rensselaer Industrial Development Agency
- Rensselaer County Chamber of Commerce

- Amtrak
- Capital District Transportation Authority
- NYS Department of State
- NYS Department of Transportation
- NYDEC's Hudson River Estuary Program
- Hudson River Valley Greenway
- Art Omi
- O+ Festival

Local leaders, downtown business and property owners and the broader community are enthusiastic supporters ready to ReDo and Revitalize Downtown Rensselaer!



7. Transformative Opportunities



Initial Program Breakdown

Strategic Investment Plan: **\$0.3 million** (Step 1 after award)

Public Improvement Projects: **\$4.2 million**

With an infusion of DRI funding, we will uphold our strong sense of place by filling our public spaces with art, art friendly infrastructure, and by taking drastic steps toward becoming a DEC Certified Climate Smart Community and a NYSERDA Clean Energy Community.

PROJECT	STATUS	CAPACITY	INVESTMENT	DRI FUNDS	PROPOSED DRI PROJECT
Empire State Trail	In progress	New connections	-	\$500,000	Arts Along the Hudson, user enhancements (lighting, benches, overlooks)
Riverfront Park	In progress	Trail, creative lighting, etc.	\$125K		
Riverfront Park Murals Program	In progress	10-15 murals/year	\$5K/year		
Riverfront Trail	In progress	1mi multiuse trail connecting to Empire State Trail	\$1.8M		
Broadway Streetscaping	Completed	Streetscaping and bridge repair	\$6M	\$1,500,000	Infrastructure and streetscaping north of Partition St.
Hilton Center	In progress	Mixed use	-	\$700,000	Forbes Ave access improvements
Dock and Boat Launch upgrades	Completed	Requested by residents	-	\$350,000	Dock and Boat Launch upgrades
EV Charging Stations	In progress	Smart cities	-	\$150,000	15 EV Charging Stations
Streetlighting Upgrade	In progress	Smart cities	-	\$1,000,000	Phase 1 Streetlight Conversion

Total Public Improvement Projects Investment \$4,200,000

New Development and/or Rehabilitation of Existing Downtown Buildings: **\$3.75 million**

With the promise of substantial new development upon receipt of the DRI, the city is thrilled to support the projects that will catalyze the resurgence of our waterfront and Broadway. The city hopes to supplement developer's investments by facilitating necessary infrastructure upgrades that would make such developments possible and to make improvements that will allow public access to the properties in question. The city also hopes to abate, stabilize, and rehabilitate some of our most historic buildings that are in the DRI footprint.

PROJECT	STATUS	CAPACITY	INVESTMENT	DRI FUNDS	PROPOSED DRI PROJECT
Planned Hotel	In progress	200 beds	\$12M	\$1,000,000	Access improvements
Hodorowski Mixed Use	In progress	60 apartments	\$10M	\$650,000	Infrastructure and access improvements
Polsinello and Sano Rubin	In progress	300-400 apartments	\$100M	\$1,250,000	Infrastructure and access improvements
Former City Hall	In progress	Mixed use	\$4M	\$250,000	Abatement and stabilization
Clark Dearstyne Building	In progress	Adaptive reuse	-	\$500,000	Demolition and reconstruction
Green Street Apartments	In progress	33 units	\$3M	\$100,000	Green infrastructure (roofs, pavement, landscaping)

Total New Development and/or Rehabilitation of Existing Downtown Buildings \$3,750,000



Initial Program Breakdown

Smaller-Scale Revitalization Projects

Revolving Loan Fund/Grant: **\$1.5 million**

With the projects along Broadway being at the bottom of our hilly city, all of that stormwater has to go somewhere. We hope to enhance these projects with green infrastructure to improve resilience in the face of climate change and contribute to the overall sustainability of DRI projects and Rensselaer’s downtown. Additionally, we hope to invest in the future generations of Rensselaer residents by contributing a portion of the funding to further upgrades at the Boys and Girls Club downtown and another portion to a revolving loan fund that will help young entrepreneurs find their footing here.

PROJECT	STATUS	CAPACITY	INVESTMENT	DRI FUNDS	PROPOSED DRI PROJECT
24 Unit on Broadway	In progress	24 apartments	\$2M	\$100,000	Green infrastructure (roofs, pavement, landscaping)
14 Unit on Broadway	In progress	14 apartments	\$1M	\$100,000	Green infrastructure (roofs, pavement, landscaping)
Boys and Girls Club	Completed	Facility Repairs	\$400k	\$100,000	Educational programming and facility upgrades
Revolving loan fund	-	Business loans and façade improvements	-	\$1,250,000	Revolving loan fund

**Total Smaller Scale Revitalization Projects
- Revolving Loan Fund/Grant**

\$1,550,000

Branding, Marketing and Wayfinding: **\$0.7 million**

Wayfinding and signage is something the city has been in need of for a very long time. By creatively marketing downtown and our waterfront, we hope to instill a sense of pride in the community by acknowledging all the city has to offer. This investment will also help retain the 850,000 Amtrak riders every year who find their way directly to the highway from the train station.

PROJECT	STATUS	CAPACITY	INVESTMENT	DRI FUNDS	PROPOSED DRI PROJECT
Signage & Wayfinding	In progress	Smart Growth	-	\$500k	Signage & Wayfinding



We have received support in the form of financial commitments, job creation, and project execution assistance from 15 independent investors that will generate 755 temporary jobs, 291 permanent jobs, and over \$186M in investments upon receipt of the DRI. This chart does not include non-financial or project related commitments.

PROJECT	SEEKING FUNDS?	COMMITMENT	TEMP JOBS	PERM JOBS	INVESTMENT	DRI FUNDS
Document Strategies	N	Expansion of operation	10	4	\$250,000.00	-
Timothy Bayly	N	New destination	20	10	\$1,000,000.00	-
Communtiy Builders	N	Affordable housing	100	5	\$25,000,000.00	-
Joe Casale	Y	24 unit housing development	10	5	\$ 2,000,000.00	\$100,000.00
Tri City Holdings	Y	14 unit housing development	50	1	\$2,000,000.00	\$100,000.00
Zappala	Y	Historic building reuse/mixed use/former city hall	40	15	\$4,000,000.00	\$250,000.00
Art Omi	Y	Curation of public art	-	-	-	\$500,000.00
Hodorowski Group	Y	Housing and mixed use	80	60	\$15,000,000.00	\$650,000.00
Wing & Son Family Brewery	Y	25,000 square foot brewery	20	10	\$1,000,000.00	\$700,000.00
Sano Rubin Construction	Y	Development at Kiliaens Landing	300	100	\$100,000,000.00	\$1,000,000.00
Brayton Construction	Y	Res/Comm Brownfield remediation, potential hotel	60	30	\$15,000,000.00	\$1,000,000.00
O+ Festival	Y	Curation of public art	-	-	-	See Art Omi
Polsinello Realty	Y	Over 400 new residential and mixed use units	-	-	\$15,000,000.00	See Sano Rubin
Bills Boatyard	N	Operate boat rental facility at Hilton Center	5	1	\$100,000.00	See Wing & Son
Mark Teliska	Y	Hilton Center Redevelopment, "Barnett Mills"	60	50	\$6,000,000.00	See Wing & Son
Totals			755	291	\$186,350,000	

PROPOSED PROJECTS

Joe Casale - Green infrastructure (roofs/landscaping)

Tri City Holdings - Green infrastructure (roofs/landscaping)

Zappala - Abatement and stabilization

Art Omi - Arts Along the Hudson

Hodorowski Group - Infrastructure and access improvements

Wing & Son Family Brewery - Access improvements to Hilton Center, "Barnett Mills", from Forbes Ave

Sano Rubin Construction - Infrastructure and access improvements

Brayton Construction - Infrastructure and access improvements

O+ Festival - See Art Omi

Polsinello Realty - See Sano Rubin

Bills Boatyard - See Wing and Son

Mark Teliska - See Wing and Son



8. Administrative Capacity

Charles Moore, AICP, City of Rensselaer Director of Planning and Development will serve as the city's project manager, interacting with the state staff and state consultant lead.

As an experienced certified planner and public administrator with 20 years of experience in guiding projects with extensive community engagement and project planning and implementation. The Planning and Building Department is responsible for administering and facilitating the development and re-development of the city's land and structures through the administration of the City's Zoning Code and Building Code. The Department also administers the City's HOME and CDBG Programs, which provide income-based grants for home rehabilitation under the federal Housing & Urban Development Agency (HUD). Mr. Moore has administered over \$60 million in municipal projects is experienced in addressing program requirements and fiscal management and is well in tune with the status of ongoing and planned redevelopment initiatives in the city, making him uniquely qualified to lead the DRI process.

Supporting Mr. Moore and the selected will include other professional staff from the city including:

Ketura Vics, Assistant Director of Planning and Development

Bill Smart P.E., City Engineer

Mark Hendricks, Engineering Aide

Amy Lolik, Grants Administrator

Jeanna Fritz, Building and Zoning Administrator

Paul Goldman, IDA Counsel

Jack Spath, Corporation Counsel

9. Great Need- High Impact

Downtown Rensselaer is the gateway to the Capital Region for 850,000 travelers arriving at the train station and we want to be a source of pride of place, highlighting our small but strategic role in the greater Capital Region - we need the serious kind of investment the DRI can help leverage.

We need to continue to extend streetscape improvements to our whole downtown, we have so many buildings that need to be rehabilitated—from the roofs, to the facades so downtown entrepreneurs and investors can breath new life into our older yet solid building stock—and hence, breathe new life into the city. We need to provide necessary and appropriate funding to make the larger private investments in new construction feasible—as current conditions are not conducive for those investments—but the DRI is the key.

Rensselaer is a small city without large capital resources. With an old and modest building stock, large areas of vacant and underutilized land and recognizing the fact that the largest properties downtown are tax exempt, our downtown will never generate significant tax revenues, severely constraining the city's potential. The three largest properties downtown are public transportation service that serve regional/state-wide purposes and generate virtually no tax revenue due to their tax exempt/limited taxation status.

- Over 20 acres and almost .5 miles of waterfront and .25 miles of Broadway frontage owned by New York State for the Dunn Memorial Bridge and Ramps
- Fifty prime waterfront acres dedicated to the huge rail equipment maintenance facility operated by Amtrak.
- Forty acres serving the Rensselaer Train Station, parking areas and multiple sets of tracks in various parcels owned by CSX/NYCentral Railroad and CDTA.

These facilities have historically fragmented our community and downtown Rensselaer specifically—the rail corridor averages 500 feet wide as it cuts through the heart of the city, creating a huge barrier. There are important needs that will only be met with a substantial funding as offered through the DRI program. Because we are a small city, and we have a compact target area upon which to focus, the resources available through the DRI program will have a major and significant, measurable impact that will benefit the city, our residents and our region. Acknowledging the odds that are stacked against the city is quintessential to tackling them. In the face of this year's DRI, we have gained significant commitments from developers, both local and out of state. We are poised to take action on a decade's worth of planning and groundwork that have given us the confidence we need to go from Albany's bedroom community to a shining example of the true impact the Downtown Revitalization Initiative can have on New York State's cities, towns, and villages - no matter how big or small.

We are ready to ReDo Rensselaer!



Concluding Statement

Rensselaer was a solidly middle class community thirty years ago and beyond before anyone cared about the riverfront and before the passenger train station was here. Rensselaer had an exciting vibe with large-scale employers, restaurants, social clubs, a bowling alley, Movie Theater and all the amenities in a traditional city. The city hosted myriads of entertainers over the years, from Steve McQueen purchasing his Indian Motorcycle at Brownie's Bike shop (who also repaired FDR's wheelchairs) to Stanley Kubrick and crew filming the classic movie "Lolita" to John Mellencamp, The Police, Ramones, Dire Straits and Talking Heads among others. Rensselaer was always a unique destination.

Unlike before, however, our transformation and future is now directly linked to the significantly cleaner Hudson River and the nation's 9th busiest train station - two assets the city and region have not fully appreciated. Our location at the geographic and historic heart of the region with walking and biking access to thousands of jobs make us the ideal location for myriad investments by the public and private sector. Like a Phoenix rising from the Ashes, Rensselaer's momentum of transformation is now underway. The stars are aligning with major commitments from developers, the execution of the first phase of DeLaet's landing, the creation of a state and federal "Opportunity Zone," the BOA Study, the Kiliaen's Landing Study and GEIS and now this DRI Initiative. Combine all of this with the state support of clean tech and biotech manufacturing, state and federal investment in our rail infrastructure and our public investments along the waterfront to finally open it up to the public for the first time in a generation and we are on our way. Investments are being made at record levels. This DRI funding will allow the floodgates to open and spur the kind of private investments needed to tie together all of the anchors listed in our application (the waterfront, rail station, employment centers, vacant lots, etc). The time is now for Rensselaer. It's time to ReDo Rensselaer and become the Region's premier waterfront destination.

The following links are provided for easy access to relevant information supporting our application. We encourage you to visit some of these to see the progress and work which has gone into our local revitalization vision:

"City of Rensselaer - Hub of New York's Tech Valley"

www.rensselaerny.gov/Libraries/Clerk/WEB-CityofRensselaer.sflb.ashx

2011 Local Waterfront Revitalization Plan

http://www.rensselaerny.gov/Files/Rensselaer%20LWRP%20Update_Final%20Draft_July%202011.pdf

NEWS: SUNY Polytechnic Seeks Proposals for Rensselaer Riverfront

<http://www.timesunion.com/tuplus-local/article/SUNY-Poly-seeks-no-proposals-for-Rensselaer-7288088.php>

NEWS: Rensselaer Waterfront Transformation Wins State Funding

<http://www.bizjournals.com/albany/news/2015/12/10/rensselaer-waterfront-transformation-wins-state.html>

City of Rensselaer Comprehensive Plan

http://www.rensselaerny.gov/Libraries/Planning_Department/Comprehensive_Plan_2006.sflb.ashx

City of Rensselaer Future Land Uses Map

http://www.rensselaerny.gov/Libraries/Planning_Department/Future_Land_Use_Map.sflb.ashx

City of Rensselaer Zoning Map

http://www.rensselaerny.gov/Libraries/Planning_Department/Zoning_Map.sflb.ashx

