

2019 DRI Application

BASIC INFORMATION

REDC Region	Capital Region
Municipality Name	City of Schenectady
Downtown Name	Downtown Schenectady
County Name	Schenectady
Applicant Contact	Schenectady Metroplex Ray Gillen, Chairman
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VISION FOR DOWNTOWN

Schenectady is ready for the DRI. Our community works together to get results.

In 2004, Schenectady was fading after the loss of 40,000 industrial jobs. Our downtown was arguably the most distressed in New York State. The fiscal situation was perilous.

Today, fifteen years later, we have learned how to work together to produce impressive results. Our unified approach to economic development has resulted in new investments and new jobs that have turned around the city's fortunes. From worst to first we like to say. We went from a negative financial outlook to solid bond ratings and four straight tax cuts. From an empty downtown to an urban center that is filled with jobs and life again. From a dead zone where a 60-acre abandoned factory site sat dormant for 50 years to a vibrant waterfront destination that is now the most visited place in the Capital Region.

The vision for DRI Schenectady is to tie together our rebounding downtown with our new waterfront creating a dynamic 24/7 destination for businesses and visitors. We look forward to working with the Capital Regional Development Council to make this vision a reality.

JUSTIFICATION

DRI planning and implementation resources are very much needed to complete the redevelopment of downtown Schenectady. A DRI investment will put our community on a firm, solid path toward a diversified economy with a strong 24/7 downtown.

DRI funding and technical support is the catalyst needed to create an inclusive, welcoming urban center -- a downtown that will be a great place to live, work and visit. DRI Schenectady will connect the dots linking the Proctors Block and core of downtown with our new waterfront. It will create an accessible and affordable place to call home.

The unified economic development team in Schenectady is dedicated to the success of DRI.

We appreciate the cooperation and support provided to date by the Capital Region Economic Development Council.

The next step in our success is DRI Schenectady. Metroplex is committing \$7 million in funding to this effort. Together with state funding, we will generate an additional \$128 million in private investment that will help to create hundreds of new jobs.

In summary, DRI means that Downtown Schenectady will continue its comeback story. With this support, we stay on the path to an even brighter future for the Electric City.

DRI Schenectady Defining Characteristics

DRI Schenectady focuses on efforts to link the core of downtown with Mohawk Harbor.

The core of downtown is anchored by Proctors, the largest arts and entertainment facility in the Capital Region which hosted more than 2,000 events drawing 800,000 people to downtown Schenectady in 2018. The early focus of Metroplex redevelopment efforts was to stabilize the area around the theater to begin the revival of downtown.

The development area around the theater was rebranded as the Proctors Block and has been successfully redeveloped with a \$40 million renovation and expansion of the theater to include a larger stage house capable of landing the largest and most popular shows. Around the theater, Metroplex has successfully developed a major parking facility, a six-screen first-run movie theater, two new hotels, a new YMCA, a downtown campus for SUNY Schenectady, and tech office space that houses dozens of companies employing several thousand workers.

Key projects in this area include the \$33 million construction of Center City aided by a Restore NY grant, a new SEFCU Square development -- a mixed-use office and retail complex, also supported by Restore NY funding. Other improvements in this area include a total rebuilding of underground utility infrastructure, new lights, roads and sidewalks.

Building on the success and momentum of the Proctors Block development, Metroplex has expanded development efforts to lower State Street which has been rebranded as the Mill Artisan District. Funding from the Regional Council and Restore NY has been instrumental in numerous projects including the \$30 million Mill project, the \$20 million Electric City Apartments, a new Gateway Plaza urban park, a \$20 million renovation of a closed YMCA for senior housing supported by NYS HCR and many other development projects. A new \$23 million Train Station built by NYS DOT with strong advocacy and support from Governor Cuomo provides a link between the Proctors Block and the Mill District.

Between the Proctors Block and the Mill District is Erie Boulevard. This was a four-lane highway built at the same location as the former Erie Canal. With support of \$15 million in federal transportation funding, Erie Boulevard was transformed from a barren four lane road with no charm and no amenities to a boulevard worthy of Schenectady's new downtown. The revitalized Erie Boulevard includes new lights, sidewalks and greenspace.

Erie Boulevard is bookended by two large sites. One is the 600-acre GE site. This is one of the largest technology campuses in NYS.

The other end of Erie Boulevard features the former Alco site, a 60-acre brownfield that was home to American Locomotive (Alco). The Alco plant closed in 1969. The site sat vacant and rusting for 50 years with an entire generation of Schenectady residents driving by a site that spoke to the city's decline rather than its future.

Starting in 2010, aided by New York State's brownfield program as well as support from the Regional Council, a major transformation of the Alco property began. Today, the site is known as Mohawk Harbor and Schenectady has again proven its ability to successfully manage and implement a major economic development effort.

The harbor is now home to Rivers Casino & Resort, two new hotels, a marina, over 200 new apartments, new condominiums, tech office buildings as well as greenspace and bike trails.

The Harbor has clearly become a leading destination – an entertainment and tech center that is one of the largest and most successful waterfront developments in Upstate New York. .

The focus of Schenectady's DRI application is to continue downtown development by linking the Proctors Block and Lower State Street attractions to the \$1/2 billion waterfront development creating a dynamic 24/7 destination for businesses and visitors. To accomplish this, we have outlined potential Transformative Opportunities in Section 7 of this proposal.

DOWNTOWN IDENTIFICATION

1. BOUNDARIES OF PROPOSED DRI AREA

The DRI Schenectady boundary follows the development game plan in place in Schenectady since 2004 when work began on what was then one of the most distressed downtowns in New York State.

The plan was to build momentum by phasing development creating a sense of excitement and accomplishment as members of the community could witness early results and then have these early results sustained by continued, successful development in subsequent phases. The four phased approach has been a major success.

Phase I -- the Proctors Block.

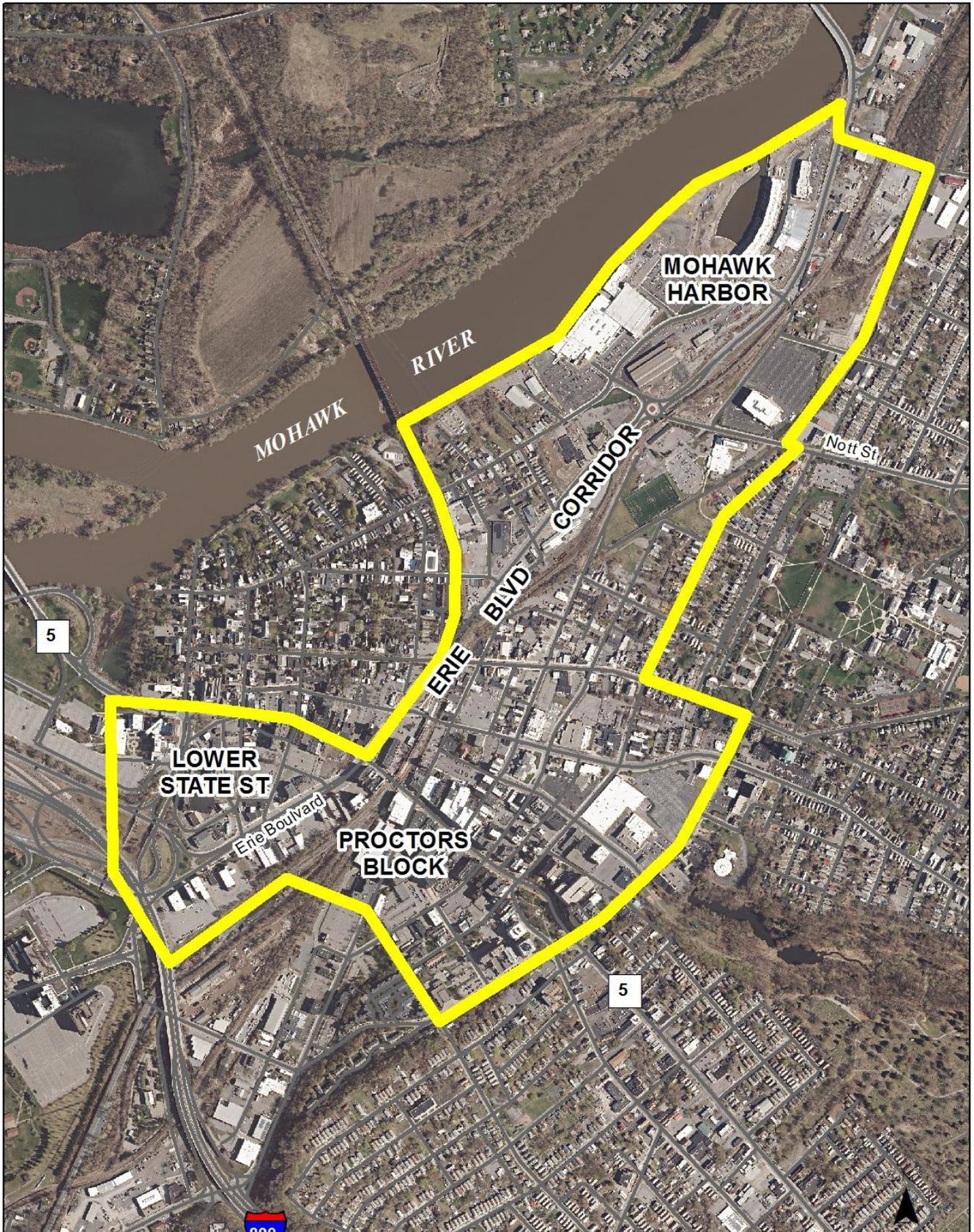
Phase II -- Lower State Street.

Phase III -- Erie Boulevard.

Phase IV --Redevelopment of the Vacant Alco site now called Mohawk Harbor

As outlined in Section 7 Transformative Opportunities, DRI Schenectady will link the Harbor via Erie Boulevard to the Proctors Block and Lower State Street.

The DRI Schenectady Boundary area includes the main central business district and Mohawk Harbor. It is just over 4,000 feet long – an easy 15 minute walk from end to end. This will result in a very focused, concentrated, walkable downtown area that will build on early success and continue to thrive.



CITY OF SCHENECTADY DRI BOUNDARY MAP

2. PAST INVESTMENT, FUTURE INVESTMENT POTENTIAL

The revitalization of Schenectady's downtown has been built upon strategic, phased redevelopment plan. DRI Schenectady will build on recent investments for continued success.

Summary of Recent Investments in the DRI Boundary Area

- Proctors, an anchor institution within the DRI, has been a long standing key partner in downtown revitalization efforts. \$100,000 in NYS OPRHP Heritage Area funding (Round 1) helped Proctors offset the cost of historic preservation, restoration and improvements to the main theater.
- Proctors Interior Finish Restoration was completed with \$555,000 in NYS OPRHP funds approved by the CREDC (Round 3).
- \$500,000 in NYS CFA Arts funding supported Proctors Seating and Hearing Loop Accessibility Project, increasing access to a wider range of seats for persons with mobility limitations, and higher quality audio assistance for persons with hearing loss (Round 7).
- NYSEDA's Cleaner Greener Communities investment of \$2,903,522 in the Downtown District Energy Expansion added heating and cooling to seven historic downtown buildings (Round 3).
- Restore New York (RNY) funding of \$1,431,468 supported the development of SEFCU Square on State Street, a \$4.2 million office complex with ground floor retail.
- \$2.5 million in RNY funds supported the \$33 million Center City building.
- \$1,000,000 in ESD funding helped to renovate the former Two Guys Department Store at One Liberty Square that resulted in Fluor Marine Propulsion moving 500 employees downtown.
- The Foster Building, built in 1907, was originally a fashionable hotel that catered to high profile guests that visited Schenectady as the city's industrial base flourished. Just two doors down, the Schenectady Railway Building was the bustling hub for the city's trolley system that operated from 1913 through the 1930s. Together with two other buildings, this area just a block from Proctors, became known as the Foster complex. After years of neglect the buildings had fallen into significant disrepair. All four buildings have been restored with a \$7 million private investment, a Metroplex façade grant. and the use of Historic Tax Credits. The Foster complex is now home to 21 apartments, 7,000 sq. ft. of commercial office space, a restaurants, and two retail stores.
- The long-vacant office building at 144-148 Clinton St. has been transformed into commercial space and downtown apartments. The project is 100% leased. The first floor tenant is a retail incubator called the Clinton Street Mercantile, which now hosts more than 20 artisan shops. This project would not have been possible without RNY funding of \$400,000 which leveraged private investment and historic tax credits worth more than \$2 million. This successful renovation was recently recognized with an award from the Schenectady Heritage Foundation.



CENTER CITY BUILDING, STATE STREET

- \$150,000 in CREDC approved ESD funding (Round 3) was used to renovate and fit-up the Kindl building on Lower State Street creating SUNY Schenectady's Workforce Training Center.
- A total of \$87,612 (Round 6 and 7) from the NYS DOL Unemployed Worker Training program supported the Capital Region Software Talent Training program. This training, delivered by SUNY SCCC and Albany Can Code, addresses a shortage of web and software developers locally.
- ESD provided \$2,325,000 in funding for the acquisition and renovation of properties on Lower State Street to create The Mill Artisan District, a three-block area that will include space for a distillery, a craft brewery, retail establishments and 74 downtown apartments (Round 6).
- ESD funding of \$2,900,000 (Round 7) was awarded to support the renovation of the former Breslaw's Department Store which was severely damaged during Hurricane Irene/Tropical Storm Lee. The Schenectady Innovation Project, will transform this dilapidated building into loft apartments and a unique center for food and beverage development and production featuring labs and training facilities for culinary education. The project also utilized \$450,000 in RNY funding.



RENDERING OF SCHENECTADY INNOVATION PROJECT ON LOWER STATE STREET

- The \$1.7 million reconstruction of Schenectady's Gateway Plaza received a \$960,000 flood hazard mitigation grant awarded in the wake of Tropical Storm Irene in 2011, and \$400,000 of NYS OPRHP funds through the NYS CFA (Round 4). Redevelopment of this key area increased safety and access to a critical public transportation hub, implemented green infrastructure improvements, and created a vital flood retention area and new urban park in a distressed area of downtown .
- The former county Department of Motor Vehicles office at 267 State Street combined \$450,000 in Restore New York funding with \$1.7 million in private investment, as part of a planned expansion of the New York BizLab business incubator which is located next door.



ELECTRIC CITY APARTMENTS ON STATE STREET

- The Robinson Block Redevelopment/Electric City Apartments mixed utilized \$1.2 million of ESD funds (Round 4) to construct a new mixed-use retail and residential project including 105 studio, one bedroom, and two bedroom market rate apartments with parking on the corner of Erie Boulevard and State Street. The ESD funding leveraged private investment of more than \$20 million. The project is complete and a ribbon cutting will be held on June 5th.
- \$363,000 in CREDC approved ESD funding (Round 8) was awarded to the developer of the Erie Boulevard/Trustco Revitalization project that includes renovation of the former Trustco building in downtown Schenectady, converting a vacant 70,000 square foot structure into 26,000 square feet of new commercial high-tech office space and 36 apartments on Erie Boulevard. The project developer matched ESD funding with over \$5 million in private investment.
- The former Masonic Temple at the corner of State Street and Erie Boulevard is slated for conversion into retail-commercial-residential space with an anticipated \$4.7 million in private investment. This project was awarded \$450,000 in RNY funds.
- A new \$23 million Schenectady Amtrak Station, located in the heart of downtown Schenectady on Erie Boulevard finished construction and opened in the fall of 2018. A combination of New York State, Federal Railroad Administration, Amtrak and local funding made the project a reality.
- In 2011, the City was awarded \$4 million in RNY funding to support cleanup of the former site of the American Locomotive Company (Alco). This was followed by CREDC approval of \$5 million in ESD funds (Round 3) for demolition and site work to support the waterfront brownfield development project now known as Mohawk Harbor. \$9 million in NYS funding has since been leveraged with over \$500 million in private investment to date, replacing a contaminated site with a redeveloped waterfront and a regional tourism destination. The Alco redevelopment created over 1 million hours of construction work and more than 1,200 permanent jobs.
- The NYS Canalway grant program invested a total of \$265,000 (\$140,000 Round 1; \$50,000 Round 2; \$75,000 Round 4) for repairs to the Mohawk Hudson Bike Trail (Canalway Trail).
- The NYS DOS LWRP program provided \$339,735 to construct 1.3 miles of multi-use trail along the riverfront connecting the trail to Mohawk Harbor (Round 1).
- \$503,251 in NYS DOS LWRP funding (Round 7) and \$150,000 from NYS Canals (Round 6) was awarded to prepare designs for a docking facility and to construct a multi-use path that will connect to the NYS Canalway Trail.

Alignment with the CREDC Vision

Schenectady's redevelopment builds upon the City's history of innovation while bringing renewed appreciation and investment to the protection and utilization of the City's waterfront. This aligns with the CREDC 2011 goal to "Bring Cities to Life: Capitalize on our urban centers within the Capital Region that have a history rich in vibrancy and return them to centers of influence that are alive with business, residential, and cultural programs that will revitalize them as active neighborhoods".

The CREDC's pledge "to support innovative programs in all sectors to revitalize our urban centers to preserve and enhance business areas, improve the urban living environment, and attract people back to the cities" , is totally consistent with Schenectady's downtown efforts. Metroplex also supports the CREDC strategy to "Convert dormant manufacturing or commercial buildings into mixed-use projects, combining residential, office and retail activities".

Schenectady's Downtown Revitalization efforts contribute to the CREDC's goal to "Bring Cities to Life" with the desired outcome that "Urban living promotes healthier lifestyles with more walking and biking, more opportunities to build community, and decreased traffic congestion".

The City's waterfront redevelopment has supported numerous CREDC 2011 goals. The Mohawk Harbor project advances the goal to "Build a Superhighway" by renewing and expanding infrastructure to "Reclaim, reinvigorate and restore our waterways and waterfronts" , to "Spotlight our Strengths", and restore urban waterfronts "to their historic role as centers of city life".

Alignment with Recent Planning Efforts

Public and private investment in the DRI area is supported by goals and objectives documented in: City of Schenectady 2020 Comprehensive Plan, the Mohawk River Blueway Trail Plan, Mohawk River Waterfront Revitalization Plan for Schenectady County, the Gateway Plaza Implementation Study, the State Street Transit Oriented Development Study and the City of Schenectady Bike Infrastructure Master Plan.

The Mohawk Harbor project addresses the important element of public waterfront access called for in the Mohawk River Waterfront Revitalization Plan for Schenectady County, including the potential to "contribute to the promotion of heritage tourism," and increasing the site's "exposure to travelers and local citizens... to tell the [City's] story along the River".

Taking once vacant land and expanding the city's availability for new businesses, jobs, and tourism is in direct line with the comprehensive Revitalization Plan for Schenectady County. The plan further notes the site's "opportunities to aid in Riverfront Revitalization" and that "Change in land use should occur in the 60-acre ALCO Industrial Park to revitalize this blighted and underutilized property with a mix of housing and commercial space.

Selection of the proposed DRI area and transformative projects was based on input from the public and community stakeholders as well as previous community-engagement.

Downtown Development Partnerships

The ***Downtown Schenectady Improvement Corporation (DSIC)*** is a nonprofit organization with a mission to facilitate and support economic and cultural growth within the central business district of Schenectady. The DSIC enhances the visual appeal of the downtown through daily sidewalk cleaning and maintenance, seasonal plantings and decorations, and special projects. The organization also



manages a comprehensive print, online, and email communications program to increase public awareness and patronage of Downtown Schenectady; spurs activity through a series of popular events such as Schenectady Restaurant Week, the Wing Walk and Downtown Schenectady's City Hall-day; and plays an active role in business and community development. DSIC's current annual operational budget is \$777,000. DSIC is funded by special assessment paid by downtown property owners. Metroplex also provides financial support for DSIC. and fundraising for special events and other projects.

As part of the unified economic development team Metroplex also administers the City Schenectady IDA, Schenectady County IDA, and Schenectady County Capital Resource Corporation (CRC), and the Capital Region Land Bank.

Ability to Support Future Growth

For many years, Schenectady was known as the City that "Lights and Hauls the World" due to the presence of both GE and Alco, two industrial powerhouses that provided many good paying jobs. As a result of these major industrial employers and others, the infrastructure in the DRI area can support continued growth. Schenectady has a bountiful supply of water due to the existence of the Great Flats Aquifer. The local watershed board protects and governs the aquifer area which currently has the capacity to pump over 30 million gallons of additional water supply each day. Schenectady's sewer plant is a regional resource already used by neighboring towns due to excess system capacity.

A significant downtown transportation infrastructure project was the reconstruction of Erie Boulevard. This \$15 million dollar project was funded by federal dollars allocated through the Capital District Transportation Committee (CDTC), the Metropolitan Planning Organization for this region. Other infrastructure investments included: Erie/Nott Roundabout (2015) \$3 million; Union Street (2014) \$1 million; State Street (2015) \$1 million; and Pedestrian Bridge Lighting (2018) \$100,000.

Planned downtown infrastructure projects include:

- A \$1.1 million Pedestrian Safety Action Plan, to upgrade existing traffic signals downtown and improve pedestrian accommodations.
- A recently awarded \$500,000 TIP Project for creation of a cycle track/separated bike lane from Vale Park to Jay Street, filling a gap in the cycle route and connecting Vale Park to downtown.

A sampling of recent (2018-2019) Metroplex-funded downtown infrastructure projects includes:

- \$600,000 to upgrade Metroplex-owned parking lots.
- \$212,000 for new overhead LED canopy lighting on Jay Street.
- \$219,500 to replace the first-floor deck on the five deck, 1200 vehicle capacity Broadway Metroplex Parking Garage
- \$311,500 for improved sidewalks, lighting and landscaping in front of the Foster Complex.

Smart Growth

Downtown revitalization efforts include the application of Smart Growth principles. All projects recently undertaken and proposed for the DRI area are located in the heart of the City, a municipal center.

Redevelopment is being undertaken as a coordinated effort between state and local government in alignment with regional planning, based upon community based planning and collaboration, and with a focus on preserving and enhancing the City's historic and natural resources. Projects provide quality housing options in proximity to places of employment, recreation, commercial development, and transportation.

With new housing and employment options located on public transportation routes and within walking distance of an array of urban amenities, the need for vehicle use and subsequently, carbon emissions, are reduced. Schenectady's use of predictable, enforced land use codes, and promotion of green design and energy efficient building practices promote sustainability.

For several years, as part of its vision the City of Schenectady has embraced and actively pursued opportunities that can incorporate energy efficiency, climate protection, and green job creation into municipal operations and economic development. The Golub Corporation built its LEED Gold certified headquarters within the DRI area. Housing developments in neighborhoods surrounding the DRI area have included green design elements. The Rivers Casino & Resort was built to LEED Gold standards.

In 2018, Schenectady was a 1st place winner of the U.S Conference of Mayors Climate Protection Awards. The City received recognition for its efforts to create operational efficiencies, support responsible economic development, and enhance the quality of life for city residents. Schenectady's strategies included smart Lighting, solar energy conversion, and traffic calming measures to reduce energy consumption and the resulting carbon footprint.

As mentioned previously, Schenectady's DRI area features the NYSERDA supported district heating and cooling plant operated by Proctors. This system services multiple buildings including a hotel, cinema, office building and the Center City complex. This energy facility helps build Schenectady's brand as a leader in green energy and it strengthens the resiliency of the downtown against future storms/natural disasters. The energy plant also provides heated sidewalks making this downtown area more accessible and user friendly during the winter.

3. RECENT OR IMPENDING JOB GROWTH

Major Job-Creating Projects, Expanding And New Employers In The Downtown Area

Several major job-creating projects have recently launched, or are currently underway within the Schenectady DRI boundaries. The Schenectady Metroplex unified economic development team developed these projects, aligning City revitalization goals and attracting public and private investment. A number of these efforts have been supported by CREDC funding.

- The newly constructed Rivers Casino & Resort employs 1,058. Over 800 of these jobs are union jobs (the rest being managers and/or supervisors).
- Construction of the casino and adjoining Mohawk Harbor alone created over 1 million hours of construction work.
- Mohawk Harbor features 104,000 square feet of tech office space and is attracting new employers including the corporate HQ of Beekman 1802, regional offices for Delta Engineering, LeChase Construction and others.
- Price Chopper/Market 32/Golub Corporation built a new LEEDS certified gold building with 240,000 square foot for its new corporate headquarters downtown. This facility employs about 700 workers and attracts many visiting vendors.
- MVP, a leading regional health insurance company, built a new corporate headquarters downtown in a 175,000 square foot building that houses 800 employees.
- Fluor, a major contractor to the US Navy and the Department of Energy has 500 employees located in downtown Schenectady in a 104,000 square foot facility.
- Transfinder, a growing software company, built a new \$7 million headquarters downtown which employs 100.

- The Jahnel Group, a fast growing software company, is locating its headquarters in the Mill Artisan District with 100 jobs.
- Siemens PTI, a global company has a corporate training facility on State Street. Over 50 PTI employees provide software, training and consulting services. The company brings approximately 1,000 professionals to Schenectady each year for training in energy technology developments.
- A fast growing pharma company, the Institute for Clinical Pharmacodynamics (ICPD) moved its offices to downtown Schenectady where it conducts leading edge research on new products.
- Utech Products, a large distributor of specialty medical products, has its corporate headquarters downtown.
- M/E Engineering, designer of commercial lighting and HVAC systems, has its regional office downtown.

In addition, General Electric (GE) has almost 3,000 employees at its downtown Schenectady campus. The downtown campus includes major operations for GE steam turbine and generator manufacturing as well as many green technology jobs at GE Renewables and GE Solar.

Downtown is also the center of local government for both the City and Schenectady County. AAA Northway has its headquarters at the Center City building. Dozens of dining and retail establishments provide jobs for City residents. SUNY Schenectady is well known for its culinary and hotel management programs. The downtown features six hotels – four were built new in recent years.

Accessibility Of New/ Existing Jobs From Downtown By Foot Or Public Transportation

The City of Schenectady strives to be a pedestrian-friendly, accessible urban center, with focused past and planned investments that support easy access by foot and public transportation for people working and living in the downtown.

The Capital District Transportation Agency (CDTA) serves all of the employers described in this section, and many others. The busiest CDTA routes serve downtown, including the Bus Rapid Transit lines that connect downtown Schenectady and Downtown Albany and to Troy. CDTA offers direct service to Mohawk Harbor and the Rivers Casino & Resort, which provides all employees with free all access bus passes. Working in collaboration with CDTA, SUNY Schenectady was one of the first colleges in the Capital Region to provide free public transportation to its students.

Diversity In Area Job Opportunities & Potential For Mobility Between Jobs

Job opportunities within the DRI boundaries are diverse in type, offering opportunities in differing industry sectors, ranging from entry to upper level positions. These job opportunities also offer mobility between jobs. For example, the Rivers Casino promoted 354 individuals last year, showing upward mobility potential of good paying jobs at the casino. Of the total employment at Rivers, 45.57% were women; 40.29% were minority.

Multiple workforce development, small business and job readiness programs are based downtown:

- Urban CoWorks, a shared work space located downtown with almost 30 business tenants.
- The NY Biz Lab offers space to growing small businesses on Lower State Street.
- The SEAT Center, home to the YouthBuild program, trains job applicants at its headquarters on lower State Street.
- SUNY Schenectady (SCCC) operates a Career Center and job counselling program right in the heart of downtown in the Center City building that assists job applicants.

4. ATTRACTIVENESS OF PHYSICAL ENVIRONMENT

Mohawk River: Key Part of Schenectady's Past and Future

The boundaries of DRI Schenectady include many properties and characteristics that boost the attractiveness and livability of downtown. First, the Mohawk River provides a great resource for our community. The two mile riverfront is a key part of Schenectady's past, including the Erie Canal, which had a major impact on development. Now Schenectady is embracing the river at a 60-acre waterfront development, a \$500 million project called Mohawk Harbor.

The waterfront also features Riverside Park in the Stockade District, the first historic district in New York State. A hike and bike trail runs from the Front Street area through the entire waterfront development providing public access to the Mohawk River. A marina provides boat slips and riverfront access including kayak and boat rentals.

Colleges and Universities

Downtown Schenectady is also home to three colleges: Union College, Clarkson University's Graduate School and SUNY Schenectady County Community College. All are accessible by public transit. All make major contributions to the downtown environment by providing career training, good paying jobs, arts and cultural events, even a restaurant at the community college which trains culinary students.

**SUNY
SCHENECTADY**

SUNY Schenectady is one of the most affordable community colleges in NYS offering both two and four year degree programs. The college's Division of Workforce Development and training center is located on Lower State Street, just one block from the main campus. SUNY Schenectady also operates a major downtown extension facility at the Center City building right across the street from Proctors Theater. This location is very visible and readily accessible to the community. SUNY Schenectady's Center City site offers many programs designed to get students into successful career pathways with the opportunity to move up and receive better pay and promotions. For

example, the Health Career Training program located downtown has helped thousands of students get into the fast growing healthcare industry as a Certified Nursing Assistant and climb the career and pay scale ladder in healthcare. A new computer gaming associates degree program will start this fall, training students for the Capital Region's growing gaming sector.

Union College is widely recognized as having one of the most beautiful campuses in the country. Union, ranked 39th Best National Liberal Arts Colleges by *U.S. News & World Report*, and #6: Best Liberal Arts Colleges for Your Money by *Money Magazine* is located two blocks from downtown.



Clarkson's well-known engineering programs help train employees for many of the leading tech firms in the Capital Region.



The college's downtown Schenectady campus is located right next to Fluor Marine Propulsion, which employs more than 500, performing services for the Department of Energy and the Navy.

Arts and Entertainment Hub

Downtown Schenectady is a major arts and entertainment hub for the Capital Region, and is home to four theaters.

Proctors Theater, a 1920's vaudeville house located in the heart of downtown, is a centerpiece of Schenectady's efforts to reclaim and restore downtown. The community with direct support of the Regional Council and New York State has invested \$40 million to make Proctors one of the leading cultural attractions in Upstate New York. The newly renovated and expanded Proctors includes a vastly expanded stage house and support facilities, a 2,600 seat main theater, a 450 seat GE Theater, and the Addy an intimate 100 seat theater for art films and small productions. Finally, Proctors plays a major role in training for the arts from spaces that train aspiring musicians to a new partnership with Fulton Montgomery Community College to train employees for jobs in the creative economy. This major renovation and expansion has helped Proctors become a major stop for leading performers and touring productions. Proctors ranks among the region's top three tourist attractions.



PROCTORS THEATRE ON STATE STREET

Downtown Schenectady also features a six screen movie theater by Bow Tie Cinemas. Schenectady was the region's first downtown to host a new cinema.

The **Schenectady Civic Players**, founded in 1927, is yet another theater venue located downtown. A former Masonic Temple, built in 1869, the Schenectady Civic Playhouse is one of the oldest

community theater groups in the United States. A major renovation program was completed last year including many upgrades to make the facility more accessible.

The **Schenectady Light Opera Company (SLOC)**, purchased a closed church and school complex downtown and renovated the facility to host a multi-venue arts facility that includes a 300 seat performance space. Both the Civic Players and SLOC productions regularly sell out, bringing thousands of people to downtown.



An Accessible Downtown

The Capital District Transportation Authority (CDTA) is a major player in the success of downtown with bus routes that connect city neighborhoods and the downtown area. Both the core of downtown and Mohawk Harbor are served by Bus Rapid Transit lines that are some of the most popular bus routes in the region.

The **CDTA Electric City Trolley** was launched in 2017, in partnership with several downtown organizations. The Trolley links downtown and Mohawk Harbor with free trolley bus service. A Schenectady-based software and logistics company, Transfinder, developed a downloadable cell phone application called City Finder that allows riders to track real time shuttle location as well as points of interest downtown.

The CDPHP Cycle! Downtown bike sharing program serves Schenectady with 13 hubs.





NEW SCHENECTADY STATION

A new \$23 million Schenectady Amtrak Station, located in the heart of downtown Schenectady on Erie Boulevard, finished construction and opened in the fall of 2018. The new Schenectady station includes tall arched windows and other architectural elements intended to echo Schenectady Union Station, which was built in 1908 and demolished in 1971.

The station is served by 12 trains daily, and is the latest improvement to the Empire Corridor, the busy passenger rail line running from Manhattan to Buffalo and Niagara Falls. Schenectady is very thankful for Governor Cuomo's commitment to making this project a reality.

The NYS Canalway Trail which connects Buffalo to Albany runs right through downtown Schenectady. This is a great asset for the community and is enjoyed by local residents and visitors alike. In nearby Niskayuna, a park along the Canalway Trail was recently named as the most popular single destination on the entire trail. Building on the success of the Canalway Trail, Schenectady has been adding multiple trails that run along the waterfront and connect Mohawk Harbor to downtown.

Finally, downtown hosts a recently upgraded bus terminal where Greyhound and Trailways provide service. The station was upgraded a few years ago and is located close to SUNY Schenectady and to the new Gateway Plaza.

Public Spaces/Gatherings

The Mohawk Harbor development is a pedestrian friendly waterfront that has created public access to the water for boating and recreation as well as offering areas with outdoor seating, landscaped green space, a direct link to the Mohawk Hudson Hike-Bike Trail and a state of the art Amphitheater. The Amphitheater launched its “Harbor Jam” summer concert series in 2018 and attracted over 50,000 people to free concerts. Eight more shows are scheduled for this summer all at no cost to the public.



On the last Thursday of every month from May through September, Silent Yoga is offered at the Amphitheater. This includes a one-hour yoga class free and open to the public with a live-DJ and microphoned Yoga instructor leading the class. Attendees receive noise canceling headphones that transmit the music and instructor.

Upstate Kayak Rentals offers hourly rentals at Mohawk Harbor, available for the season starting Memorial Day weekend. Mohawk Harbor also offers 50 dock slips for daily or seasonal rental.

Downtown also features free weekly concert on the Jay Street Marketplace. Summer Night is sponsored by Schenectady County and regularly attracts a large crowd of almost 50,000 people to the Proctors Block.

A new public gathering space was built near the Mill Artisan District called Gateway Plaza, a park that will add to the vibrancy of the lower State Street area. A Schenectady Pride celebration will take place at the new plaza in June with many other special events scheduled for this greenspace located next to SUNY Schenectady and across the street from the renovated former YMCA which now features 61 affordable senior housing units.

Health Care

Downtown now features a 10,000 square foot urgent care center operated by Ellis Hospital. This will be a major benefit to downtown employers, residents and students. The facility includes a full service laboratory with walk-in blood draw, medical imaging/X-rays, radiology and is open seven days a week.



Ellis Hospital, providing emergency, inpatient medical/surgical and psychiatric care, is located just outside of the proposed DRI boundaries at 1101 Nott Street. Specialty services include a nationally recognized Heart Center, a New York State designated Stroke Center, and advanced surgery programs such as cardiothoracic, orthopedic, neurological and vascular, among others. The facility features state-of-the-art diagnostic imaging, a modern 36-bed Intensive Care Unit and one of the most advanced health information technology systems in Northeastern New York.

Affordable and Varied Housing Choices

The City of Schenectady is committed to providing an array of quality housing options accessible to a diverse group of residents of all ages and at different income levels. The City has in conjunction with local not for profit housing providers, the Land Bank and Metroplex developed several new affordable housing projects in the City. More than 500 high quality affordable housing units have been built with more than 200 now in the construction pipeline and the City is grateful to NYS Homes and Community Renewal for their leadership on making affordable and accessible housing available to our residents.

The City also sponsors a homebuyer program called ***Home Ownership Made Easy in Schenectady***, partnering with dozens of local realtors, lenders, housing agencies, businesses and community organizations to educate and assist current residents and newcomers, and to facilitate the homeownership process. The program offers homebuyer education; grants for income-qualified first-time buyers; lenders offering discounted financing options; city-owned properties for sale; rehab loans as part of a home purchase; and access to wide-ranging housing opportunities.

College Suites, a \$11 million 262-room student housing complex owned and operated by a private entity, sits adjacent to the Gateway Plaza. Directly across the street is \$20 million active senior community in a renovated YMCA. As described below, mixed-use developments have been recently completed, are underway, or planned, across the DRI boundary providing market rate downtown apartments of varying styles, sizes and price points.

Dining Options and Access to Healthy Food

Small markets, cafes, diners and restaurants that attract City and regional residents line the streets of downtown Schenectady. The proposed DRI area hosts a multitude of dining establishments within its borders giving residents and visitors a variety of dining options to choose from.

The Schenectady Greenmarket, opened in 2008, has been the place to go to buy fresh local produce and artisan goods in a festive community atmosphere. The market is situated on the blocks surrounding City Hall May through October, and is located inside Proctors Theater November through April. The Market is open each Sunday rain or shine. The market includes over 60 diverse vendors and offers shoppers the best of local produce. Schenectady Greenmarket's mission is to build a future where it is an integral part of downtown's cultural landscape, connecting farm and city to create a responsible, sustainable food system. Every week, vendors donate bushels of fresh produce, artisan bread and eggs to local programs that serve local residents facing food insecurity issues.

DRI Schenectady will work with the Greenmarket to locate a facility close to City Hall that provides fresh food options operating four or five days a week to meet the needs of city residents.

A new Alltown Market, a \$4 million project on Erie Boulevard, will feature fresh food choices including prepared foods.

The Mill Artisan District located on lower State Street is a celebration of locally produced food and beverages plus training in this growing industry. The facility houses lab and classroom space for SUNY Schenectady's craft brewing and distillery programs. Other tenants include a full-scale brewing operation with canning and bottling lines, space for tenant and start-up companies in the food and beverage sector, a full-scale commercial bakery and confectionary program operated by the college.

Interesting Mixed-Use Buildings Build Vibrancy

Successful downtowns are noted for mixed-use buildings which feature interesting architecture and multiple uses including arts, entertainment, tech, dining and retail. Schenectady has demonstrated a strong capacity to create vibrant mixed-use buildings in the downtown core. Some examples:

- A long vacant insurance office has been transformed into apartments and a ground floor retail incubator called the Clinton Street Mercantile, hosting more than 20 retail tenants.
- The Foster Complex, formerly vacant, now features apartments, 7,000 square feet of commercial office space, two restaurants and two retail stores.
- The Mill Artisan District, in addition to including the food and beverage tenants described above, will feature 17,000 square feet of space for a fast growing software company – the Jahnel Group.
- The recently completed Robinson Block Redevelopment/Electric City Apartments mixed-use development project includes 105 apartments with ground floor retail.
- The Center City building is home to a YMCA, office space, SUNY Schenectady, a CVS drugstore, a coworking space, a career counselling center, daycare, restaurant, and several other uses.

If selected for the DRI process, Schenectady will continue its effort to create urban spaces that attract and keep recent college graduates, talented employees, retirees, and families in the Capital Region.

Parking

A thriving revitalized downtown requires sufficient parking for workers, visitors and residents. Metroplex owns and operates a 5-deck parking structure that provides 1,200 spaces directly across the street from Proctors and Bow Tie Cinema. In addition to the garage, Metroplex owns and manages 12 surface lots which together provide over 2,350 parking spaces throughout downtown. The parking lots are staffed with attendants that welcome visitors to downtown

5. QUALITY OF LIFE POLICIES

The City of Schenectady and its unified economic development team, led by Metroplex, is committed to building an inclusive, accessible, affordable downtown that offers residents and visitors a quality experience. This team coupled with strong community input from DRI Schenectady will result in further progress in creating jobs and rebuilding the community.

Unified Economic Development Team

The unified economic development team has worked together for 15 years to rebuild downtown Schenectady with the mantra that “working together works.” This team based approach includes all of the various economic development groups working in one organization rather than the fractious approach seen in too many localities in Upstate New York. The unified economic development team in Schenectady includes central administration of both the city and county IDAs, the Capital Region Land Bank and the Capital Resource Corporation. A report issued by the NYS Comptroller on May 29, 2019 showed that both Schenectady IDAs have very low operating costs and expenses. This is due to the central administration approach employed here. This approach keeps administrative costs low putting economic development resources to best use in building a stronger community.

The unified economic development team works in close cooperation with City agencies including the Department of Development, City Planning and the City Engineer to make sure that projects get built on time and on budget while adhering to smart growth, green building practices, complete streets and other key policies that successful urban development must utilize and deploy. Each week, a construction coordination meeting is held at Metroplex to review the status of ongoing development projects to assure that they move forward. This weekly progress meeting will be helpful in keeping DRI Schenectady projects on track.

Planning & Implementation Documents

Schenectady's Comprehensive 2020 Plan is a blueprint for strengthening our neighborhoods, housing, shopping, and recreational opportunities, which are so important to our residents and to Schenectady's long-term economic viability. The plan guides all land use, community development and economic development initiatives in the City.

The ***City of Schenectady's 5-Year Consolidated Plan and Annual Action Plan*** document the proposed strategic uses for allocated CDBG, HOME, and ESG funding. The Plan reviews existing conditions in the areas of housing, economic development, public facilities and public services to consider trends and factors impacting these areas of community development. The Plan is used to assess the impact of past CDBG and HOME activities funded through the HUD entitlement program, and identify new programmatic goals that will drive future investments.

The City's ***HUD Community Needs Assessment (CAN)*** 2-Year Action Plan includes six (6) goals, twenty-four (24) subgoals and priority actions relating to economic activity, employment, education, culture, housing, health and safety.

Schenectady is a leader in ***brownfield redevelopment*** with the construction of LEED Gold certified buildings, including the Rivers Casino & Resort, Golub Corporation Headquarters and Clarkson Graduate School, on former brownfield sites. The successful redevelopment of the former Alco site is widely regarded as one of the leading brownfield success stories in New York State. We are grateful for NYS DEC's strong leadership and support of this effort.

Promotion of Smart Growth Principles and Adaptive Re-Use

Another asset in Schenectady’s comeback is a commitment by Schenectady County to adhere to smart growth policies and transit oriented development. This drives development in the urban core and in existing commercial sites and preserving green space as a top priority.

Downtown design guidelines encouraging mixed-use and transit development is a continued practice throughout the City. Strategies such a maintaining urban street walls, beautiful facades, parking located in the rear of developments or use of Metroplex parking assets, bike-sharing, bike racks and storage built into development plans, among others promote urban revival.

A Climate Smart City

The City of Schenectady is a certified Climate Smart Community. Many green polices are in effect including single stream recycling, electric charging stations, upgrading all city street lights to LED efficient lights, and others. The City has demonstrated its commitment to energy efficiency and climate control through various initiatives led by Mayor McCarthy.

Schenectady received a **1st Place Award for Climate Protection** at the US Conference of Mayors in 2018 . Schenectady’s Sustainability & Innovation Project included strategies to create operational efficiencies, support responsible economic development, and enhance the quality of life for residents. Smart Lighting, solar energy conversion, and traffic calming measures reduce energy consumption and the carbon footprint. The City was also awarded funding from DEC to conduct a **Greenhouse Gas Inventory and Vulnerability Assessment**.



DSIC DOWNTOWN STAFF

Downtown Management Structure

The downtown area has an active business improvement district (BID). The Downtown Schenectady Improvement Corporation (DSIC) provides clean-up and fix-up functions seven days a week. The BID fills the downtown area with flowers each summer and decorates for the holiday season sponsoring many seasonal events and activities. In the winter staff help keep the roads and sidewalks clear. The BID publishes a weekly on-line newsletter featuring activities and events in downtown.

Downtown Schenectady also features the **Ambassador Program**. The City Mission sponsors this program along with many downtown businesses and Metroplex. The program employs and trains Mission residents to patrol downtown offering directions, security and assistance to residents and visitors alike. The Ambassador Program has proven to be a creative job training effort that also improves quality of life in the downtown arts, entertainment and technology district.

Complete Streets

Schenectady is committed to a complete streets program. In fact, one of the projects proposed by DRI Schenectady the Jay Connector, described in Section 7, to completing a street that is now a dead end in a key downtown corridor. Schenectady is also working to eliminate one-way streets that inhibit traffic flow and curb development downtown while boosting walkability.

Non-Discrimination And Protections Of Diverse Populations

The City of Schenectady values diversity and welcomes input from all interested parties, regardless of cultural identity, background or income level. Moreover, the City believes that the best programs and services result from careful consideration of the needs of all of its communities. The City of

Schenectady does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the City of Schenectady will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

Schenectady's Fair Housing Program promotes and ensures equal housing opportunities to all City residents, with the goal to inform housing consumers that housing markets are open to all without bias and to assist consumers in securing fair housing rights when they experience housing discrimination. The City also provides information and referrals for landlord/tenant issues.

The City's Equal Employment and Affirmative Action Program, under the management of an Affirmative Action Officer, ensures maximum participation of Minority Business Enterprises and Women's Business Enterprises in all City procurement activities. The Officer acts as a liaison with the City's Affirmative Action Advisory Board and City Administration.

Smart Cities Innovation Technology

Schenectady is committed to using Smart Cities technologies to boost quality of life and reduce the city's carbon footprint. The Mayor has a very active Smart Cities Advisory Group that assists in deploying new technology. The panel includes the former Chief Technology Officer for GE. With the support of Metroplex and the leadership of the District Attorney's office, a network of security cameras has been installed downtown. While respectful of citizen rights, these cameras do serve as a crime deterrent and a quality of life asset.

The City and National Grid, under the ***Smart City Reforming the Energy Vision (REV) Demonstration*** Project, are replacing approximately 4,200 company-owned streetlights with advanced LED lights and smart city technologies.

An Age-Friendly Community

The City of Schenectady is advancing towards certification in the ***AARP Network of Age-Friendly States and Communities***. Community leader continue to work to make the City livable, sustainable and equitable for people of all ages.



The City uses *Complete Streets* strategies, has active *Land Bank* operations, supports the Governor's landmark *affordable housing* plan, and utilization of *Livable NY* principles. The City is looking at how to incorporate the *aging services app* developed by the NYS Office for the Aging into its community development efforts.

6. PUBLIC SUPPORT

Community Engagement

Economic Development in Schenectady is all about collaboration. The community believes that "working together works." Metroplex and the City are committed to public engagement in the DRI program. All Metroplex board meetings are televised on public access cable television. Metroplex issues about 90 press releases a year on its website about the projects and programs implemented by the Authority. No contract worth more than \$25,000 can be approved without a public vote by the Metroplex Board. Metroplex holds a regular Thursday construction coordination meeting at its office. These meetings are open to the public. To date, 361 meetings have been held. The meetings include a facilitator and construction manager and action items are compiled and circulated after each meeting. These weekly construction coordination meetings have proven to be an invaluable tool in getting good projects built on time and on budget with maximum public input.

Pre-Submission Engagement Activities

The DSIC, plays a key role in keeping downtown residents and visitors informed about economic development activities taking place downtown. Information about Schenectady DRI was featured multiple times in the DSIC's weekly downtown newsletter that goes to 4,000+ downtown stakeholders every week and is widely regarded as *THE* place to list downtown projects, events and activities.

Metroplex uses social media for public engagement as well, including Facebook, Twitter and Instagram. A website was created specifically for public input on Schenectady DRI projects and activities (schenectadydri.com) along with a DRI Schenectady Facebook page (www.facebook.com/schenectadydri) so that any ideas, feedback and suggestions could be taken into account when developing the DRI application.

A public input session for the Schenectady DRI application was held on May 23, 2019. Many downtown stakeholders were present along with members of the public. A presentation was given on planned projects that build on the momentum that is taking place now in Downtown Schenectady, and feedback was solicited. As mentioned previously, DRI projects directly respond to the priorities set out by City and County planning efforts and plans.

Commitment Preparation and Implementation of a DRI Strategic Investment Plan

If Schenectady DRI is funded, Metroplex is committed to a full scale public engagement effort. Metroplex has extensive experience in conducting outreach with community visioning sessions held for the new train station, Mohawk Harbor and the Rivers Casino & Resort.

A local access television program called "Schenectady Today" is filmed each week at Proctors and is widely watched on cable access television. Proctors' radio and television studio that can be deployed to support public engagement for Schenectady DRI. To make sure that as many community voices as possible are heard, Metroplex has in the past employed the Siena Research Institute to conduct public surveys. The same approach can be used for DRI Schenectady. The following entities have agreed to appoint a designee to participate on the ***Schenectady DRI Local Planning Committee (LPC)***, understanding that the LPC will be deployed with guidance from NYS agency representatives.

- Schenectady Metroplex Development Authority
- City of Schenectady Department of Development
- City of Schenectady Planning Department
- Downtown Schenectady Improvement Corporation
- Discover Schenectady (designated Tourism promotion agency for Schenectady)
- Proctors
- Rivers Casino & Resort
- Mohawk Harbor
- SUNY Schenectady
- Schenectady Chamber of Commerce, local affiliate of Albany – Colonie Chamber
- Schenectady United Neighborhoods including Front Street & Stockade Neighborhoods (adjacent to downtown)
- Better Community Neighborhoods, Inc.(affordable housing agency in Schenectady)
- Capital District Child Care Coordinating Council

7. TRANSFORMATIVE OPPORTUNITIES

The Schenectady DRI team is pleased to provide this list of preliminary projects with the goal of making a transformative impact on the downtown area. The projects are shovel ready. They are ready for implementation with 12 to 24 months with DRI funding. Each project will leverage considerable private investment in downtown, with a total anticipated private investment of over \$128 million.

This initial project list is provided with the full understanding that any final list must be vetted by the Local Planning Committee after extensive public outreach. The public outreach effort in support of the DRI is already well underway. We also understand that the State DRI team will have project oversight including selection of eligible projects.

We are pleased that the list of projects adheres to smart growth principles by utilizing vacant and underutilized site and building in the urban core.

We are also pleased that a data driven approach was used to develop projects -- feasibility and market studies have been completed.

Preliminary design concepts work shows that the level of project readiness is high. Schenectady's unified economic development team will help to coordinate project approvals. It is important to know that SEQRA is complete for both downtown and the harbor area to be linked by DRI Schenectady. Site control is also in place.

Funding commitments have also been made from interested developers. Metroplex's proven track record with regard to MWBE contractors will be utilized to meet or exceed state goals.

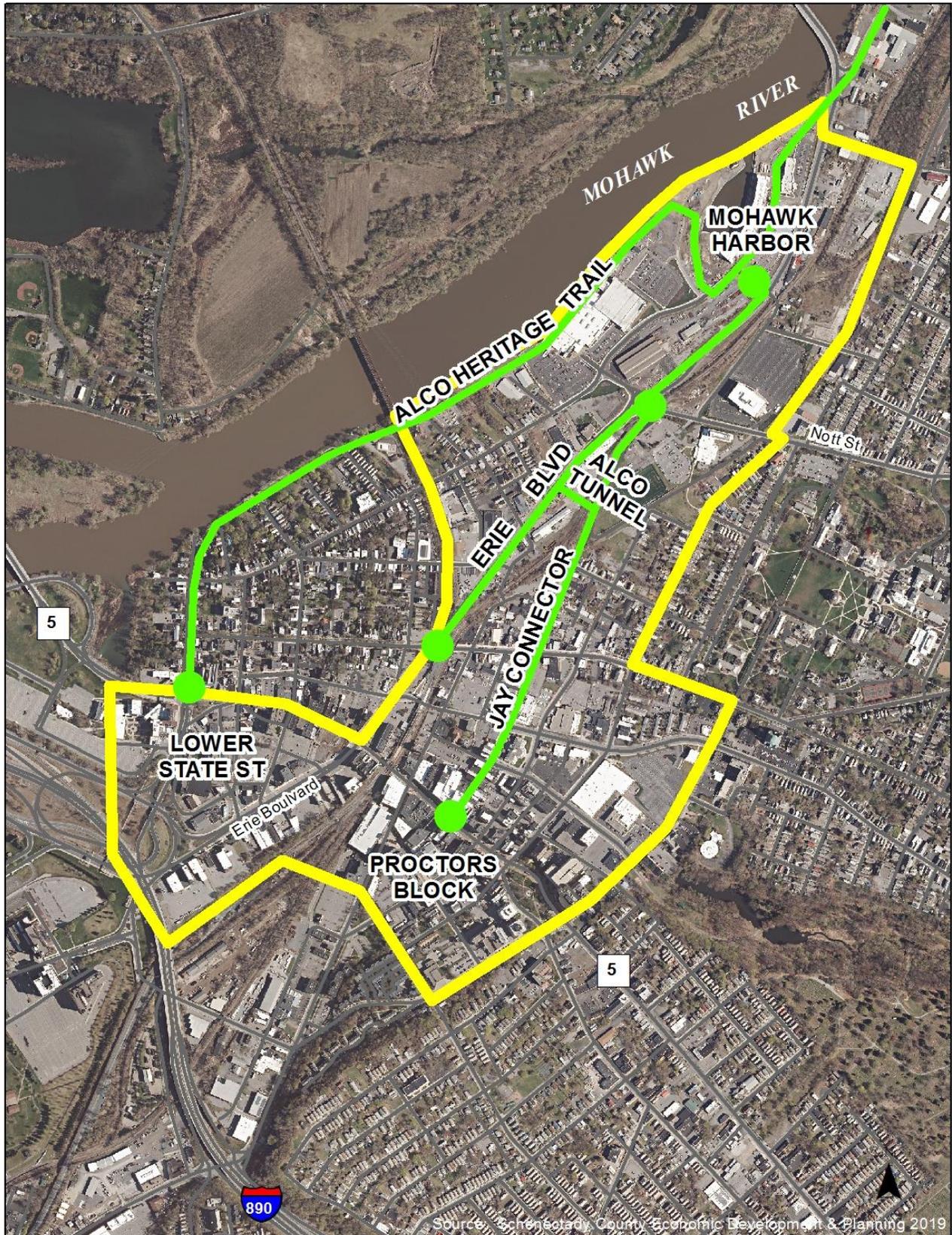
New jobs and economic growth require the availability of support services in the Downtown boundary area. While many of these support services are currently available such as daycare, fitness facilities, etc., the Local Planning Committee will pay careful attention to the expansion of needed business services with a special focus on day care.

It is important to note that the entire proposed DRI boundary area is also a federal Opportunity Zone. This should aid our efforts to attract private capital to help fund transformative projects.

A central focus of DRI Schenectady is linkage of the rebounding downtown with the City's waterfront project at Mohawk Harbor. Recent infrastructure improvements in this area have already made a significant impact on creating this linkage including the \$15 million federally funded improvements on Erie Boulevard and the construction of the Alco Heritage Trail but more connections are needed.

DRI Schenectady aims to create a walkable, bike friendly, car and transit corridor from the Proctors Block and the core of Downtown to Mohawk Harbor. This will be accomplished by creating a new linkage via the Jay Connector., additional upgrades to Erie Boulevard, the creation of a new trail, plus the expansion of another trail so that it connects to downtown. If DRI Schenectady is funded four major linkages will tie together development activity in downtown Schenectady.

A map of the DRI Schenectady linkages is presented on the next page.



The Jay Connector

Jay Street offers a quieter, pedestrian friendly road connection from Downtown to the Harbor. However, the road currently dead ends near Union College preventing the link from being made. By extending Jay Street to Nott Street, the proposed Jay Connector will provide a direct link via a complete street connection that is now lacking. Detailed designs for this route have been completed with an estimated cost of \$2 million.

The Jay Connector fixes a problematic dead end and enhances both Downtown and Mohawk Harbor. It will travel through the Jay Street Market Place, a growing collection of downtown retail stores, and City Hall Square, the area immediately surrounding City Hall including several new-mixed use retail and residential projects. It will continue to Little Italy, a collection of restaurants and shops that evoke Schenectady's strong Italian heritage. While a gateway identifies Little Italy at Union Street, a second gateway is proposed to better define this downtown asset. In addition, canopy lighting is proposed to promote Little Italy as a destination district downtown. The lighting and gateway features to be added in Little Italy are expected to cost \$400,000.

After leaving Little Italy, the Jay Connector links to Union College, the Golub Corporation headquarters and Mohawk Harbor. The Jay connector will provide a direct link from Downtown to the Harbor for the 1,000 plus employees who work at the casino and the 100,000 square feet of office space at the harbor. Conversely, many of the 400 new residents at Mohawk Harbor work at MVP, Golub Corporate HQ, GE or other downtown employers.

The Alco Tunnel Trail

A closed tunnel currently links Jay Street and Erie Boulevard, but the tunnel has been closed for decades. Like the current dead end on Jay Street, this barrier prevents an effective link that is needed to tie together downtown. At one time, employees of the American Locomotive Company (Alco) used the tunnel to get to work at the waterfront factory site. When the factory closed, the tunnel also closed, and the sixty acre waterfront site was essentially abandoned. Now that it has been reclaimed as one of the largest brownfield and waterfront projects in Upstate New York, the time has come to reopen the tunnel. Operation Rail Bridge is a community based effort to light up and open up rail underpasses and tunnels in Schenectady. The Alco Tunnel Trail is a prime site for this community initiative to improve a public space. The tunnel has been inspected and it is in good condition. After lighting and other upgrades, the Alco Tunnel Trail will connect Jay Street to Erie Boulevard. Erie Boulevard was designed with a mid-block crossing to serve the Alco Tunnel Trail, so this linkage is already in place. After crossing Erie, it is only a short walk to Mohawk Harbor where the Alco Tunnel Trail will connect to the bikeways, roads and pathways that traverse the waterfront including the Alco Heritage Trail.

The estimated cost of the Alco Tunnel Trail connection between Downtown and Mohawk Harbor is \$350,000.

Expansion of the Alco Heritage Trail

The Alco Heritage Trail provides another key linkage between Downtown and the Harbor. The Trail starts at the western most side of the harbor development and hugs the waterfront through the site into the North Front Street neighborhood. Using funding provided by the Regional Council, design work has been completed to link the trail to the NYS Canalway Trail and the lower State Street development area.

The estimated cost of this project is \$260,000. The trail not only provides a safe bike and hike trail from downtown, it also evokes the history of the American Locomotive Company (Alco) that once built some of the world's most famous locomotives on Schenectady's waterfront. A series of 11 trail markers installed by Schenectady County tell the Alco story. The Alco Heritage Trail already connects with the NYS Canalway Trail on the eastern end of Mohawk Harbor. Expansion of the trail will provide a direct link to the Canalway as it heads west. This brings both downtown Schenectady and Mohawk Harbor into the Statewide Canalway Trail which is being expanded by Governor Cuomo.



Erie Boulevard Upgrades

Erie Boulevard features new sidewalks, trees, LED lights, a new roundabout in front of Mohawk Harbor and many other upgrades. A new train station helps define the Erie corridor as a growing commercial area. Schenectady is grateful for the leadership of Governor Cuomo and NYS DOT in making the new train station a reality.

As Erie is the main connecting road between Downtown and Mohawk Harbor, further upgrades need to happen as part of DRI Schenectady. There is a large Amtrak rail bridge that crosses Erie Boulevard and serves as a visual barrier between Downtown and the Harbor. Within the next few months Amtrak, NYSDOT and the City of Schenectady will be working together to light up this bridge creating a visual linkage where a barrier now exists. In addition, a new \$4 million Alltown Market will begin construction on Erie providing healthy food choices to local residents. This new market will be built on the site of a long vacant lumber yard.

Since its inception, Metroplex has successfully administered a façade matching grant program. The program provides a 50/50 match to businesses that invest in improving their buildings with a special focus on the façade. To date, over 100 facades have been improved. If DRI Schenectady is funded Metroplex will place a special focus on completing facades along the Erie Boulevard corridor helping to improve the visual appeal and commercial viability of this corridor. The goal would be to complete 10 facades at a cost of \$750,000 in matching funds.

Improved Signage and Wayfinding

DRI Schenectady proposes \$200,000 to improve signage and wayfinding between Downtown and the Harbor. If DRI funding is made available there will be four direct links between the two major sections of Schenectady including the Jay Connector, the Alco Tunnel Trail, Erie Boulevard and the Alco Heritage Trail. All will need signage to help guide visitors to major destinations including Proctors and the Rivers Casino & Resort. The Local Planning Committee will also look for additional ways to commemorate and promote historical tourism. Recently, a sculpture featuring Thomas Edison and famed Schenectady inventor Charles Steinmetz was unveiled along Erie Boulevard. Another sculpture

featuring Union College graduate William Seward and famed Upstate abolitionist Harriet Tubman was unveiled at the main library branch downtown. DRI Schenectady will seek out additional ways to promote the important role that Schenectady and the Erie Canal played in the history of the United States. Early concepts include a tribute to Schenectady's role as the Gateway to the West as well as a memorial to homefront heroes, including GE and Alco employees who together produced much of the equipment used by troops in World War II, including a memorial to those who lost their lives in industrial accidents.

Continued Expansion of Visitor Attractions at Mohawk Harbor

The American Locomotive Company (Alco) closed its doors in 1969 after 130 years of manufacturing. A generation of Schenectady residents witnessed nothing but decline at the 60- acre waterfront site with more than one million square feet of vacant and derelict buildings.

Starting in 2010, aided by New York State's brownfield program as well as support from the Regional Council, a major transformation of the Alco property began. Today, the site is known as Mohawk Harbor and Schenectady has proven its ability to successfully manage and implement a major economic development effort. The harbor is now home to Rivers Casino & Resort, two new hotels, a marina, over 200 new apartments, new condominiums, tech office buildings as well as greenspace and bike trails.

The Capital District Business Review just listed Mohawk Harbor as the best attended and most visited tourism destination in the Capital Region with over 1.5 million visitors last year. This number will increase as new businesses continue to open. Beekman 1802, one of the fastest growing consumer brands in the United States just established its corporate headquarters at the site. Beekman recently conducted a major warehouse sale event at Mohawk Harbor that attracted over 5,000 visitors, many from out of state.

The Harbor has clearly become a leading destination - an entertainment and tech center- that is one of the largest and most successful waterfront developments in Upstate New York. Both the Rivers Casino & Resort and the developers of Mohawk Harbor work closely with Discover Schenectady -- the county's officially designated Tourism Promotion Agency, the Downtown Schenectady Improvement Corporation, Metroplex and Proctors to coordinate efforts to increase visitation to Schenectady destinations. Proctors books all programming and entertainment for Mohawk Harbor and the casino to maximize coordination.

Mohawk Harbor has quickly become a major hub destination for meetings and conferences recently hosting a national conference of the Letter Carriers Union. Many other events are planned. Visitors can bike, hike, kayak, sail, drive or take the bus or train to this waterfront destination. Harbor Jam and other public/community events last year attracted 50,000 with an exciting line up of musical acts slated to perform this summer.

A key focus of DRI Schenectady is to continue the successful development of the Schenectady waterfront, creating a vibrant downtown, a dynamic 24/7 destination for businesses and visitors.

The unified economic development team in Schenectady has the momentum, the experience and the dedication to carry out this vision building on the success and momentum already underway.

Adirondack Aquatics Center

One potential new attraction is the Adirondack Aquatics Center. DRI Schenectady is excited about the potential to bring a facility to Mohawk Harbor that would have the potential to attract regional swimming competitions to a new facility that would be home to a 50 meter pool and training facilities. Metroplex has hired the leading aquatics center consultant in the nation (Counsilman Hunsaker Associates) to conduct a thorough market survey and feasibility study to determine whether the harbor site could be home to a major swimming facility. Increasingly communities are using competitive sports to drive economic activity with the construction and operation of multiple baseball fields, ice rinks, lacrosse fields, etc. While the feasibility study will not be completed until later this year, the preliminary market demand studies do seem to indicate that there is a demand for a major competitive swimming facility in the Northeast and that this market is not being served by other facilities. It is estimated that the Adirondack Aquatics Center could attract more than 100,000 visitors each year to Schenectady.

While a detailed cost study is underway it is expected that the Aquatics Center represents a \$30 million investment at Mohawk Harbor.



PROPOSED AQUATIC CENTER AT MOHAWK HARBOR 1

New Retail and Entertainment Development at Mohawk Harbor

DRI Schenectady is very focused on increasing visitations to Mohawk Harbor, already the leading tourist destination in the Capital Region. With support of DRI funding, the team behind development of the existing Harbor site – the Galesi Group, Metroplex and Rivers Casino & Resort are planning the next phase of the development project.

The concept is a 100,000 square foot development to be located between the existing casino and marina on land that borders the riverfront. The development would feature a mix of retail and entertainment tenants.

The project is research and data driven. Experientia Development Partners was hired to conduct a market study and plan the new project. The company has extensive national experience in creating retail venues associated with successful casino developments. The research included a careful study of retail markets within a 90 minute drive of the Harbor site. After looking at the market in great detail, the consultants determined retail opportunities where demand exceeds current supply.

The study found a strong demand for experience based retail and entertainment that would be an asset to the site and help draw additional visitors to Schenectady. The study recommended 50,000 square feet of specialty retail, 25,000 square feet of entertainment space plus 25,000 square feet of supporting, riverfront food and beverage.

The proposed project cost is \$30 million. Adding retail stores and entertainment on the riverfront adjacent to the casino appears to be a solid approach to continuing the successful redevelopment of the former Alco site.



NEW RETAIL AND ENTERTAINMENT DEVELOPMENT AT MOHAWK HARBOR

Dock for Public Access at Mohawk Harbor

The Regional Council provided support for the design of a new docks and connecting trail from the dock to the Alco Heritage Trail and the NYS Canalway Trail. The docks would be over 600 feet in length and allow Schenectady residents and visitors to Mohawk Harbor the opportunity to enjoy all the riverfront including fishing and other community events. Construction of the dock would also allow large touring boats that traverse the canal system to tie up and visit Schenectady. The dock will also make Mohawk Harbor a prime destination for regattas and other events. This will further increase tourism as Mohawk Harbor is the largest development on the Erie Canal. While funding was provided for design of the new dock, funding is needed to actually construct the project. The City seeks \$1.7 million in construction funding from the DRI or the NYS CFA process to complete the docks in 2020.



Redevelopment of Major Vacant Buildings on Erie Corridor Linking Downtown Schenectady and Mohawk Harbor

DRI Schenectady proposes redevelopment of several key buildings along Erie Boulevard that are currently vacant and present deterrence to development. This corridor is key to linking downtown and Mohawk Harbor developments.

Former Coyne Textile

This former uniform cleaning company is located very close to Mohawk Harbor. The building is in poor condition and is vacant. Metroplex has worked to identify how to remediate the site and has identified a budget for site clean-up that totals almost \$500,000. As part of DRI Schenectady this building would be demolished removing a blighted building within a block of the casino and harbor site. Metroplex has extensive experience in managing brownfield clean-ups and that expertise would be deployed to clean-up the former Coyne Textile site.

Former Pentagon Restaurant and Sears building

Two long vacant structures have major frontage on Erie Boulevard. This includes a restaurant once called the Pentagon as well as a smaller sized Sears's store that has been closed for at least 20 years. Both are modern structures with no historical significance. Both would be demolished making way for a new investment on Erie Boulevard.

The same development team that recently completed the \$20 million Electric City project proposes a \$45 million mixed-use development at this site including commercial and residential space.



FORMER PENTAGON RESTAURANT & SEARS BUILDING PROPOSED DEVELOPMENT, ERIE BOULEVARD

Corner of State/Erie

The busiest intersection downtown is the corner of State Street and Erie Boulevard. With assistance from a Restore NY grant, the tallest building at this corner – a former Masonic Temple later used as a drug and alcohol treatment outpatient center, will be renovated. The adjoining two structures – the former Rudnicks retail store which suffered from a fire that destroyed most of the interior and the former Chamber of Commerce building are both vacant. They will be incorporated into the planned redevelopment of the former Masonic Temple. The project represents an investment of \$10 million.



Core of Downtown – The Proctors Block

The core of downtown is anchored by Proctors, the largest arts and entertainment facility in the Capital Region which hosted more than 2,000 events drawing 800,000 people to downtown Schenectady in 2018. The early focus of Metroplex redevelopment efforts was to stabilize the area around the theater to begin the revival of downtown.

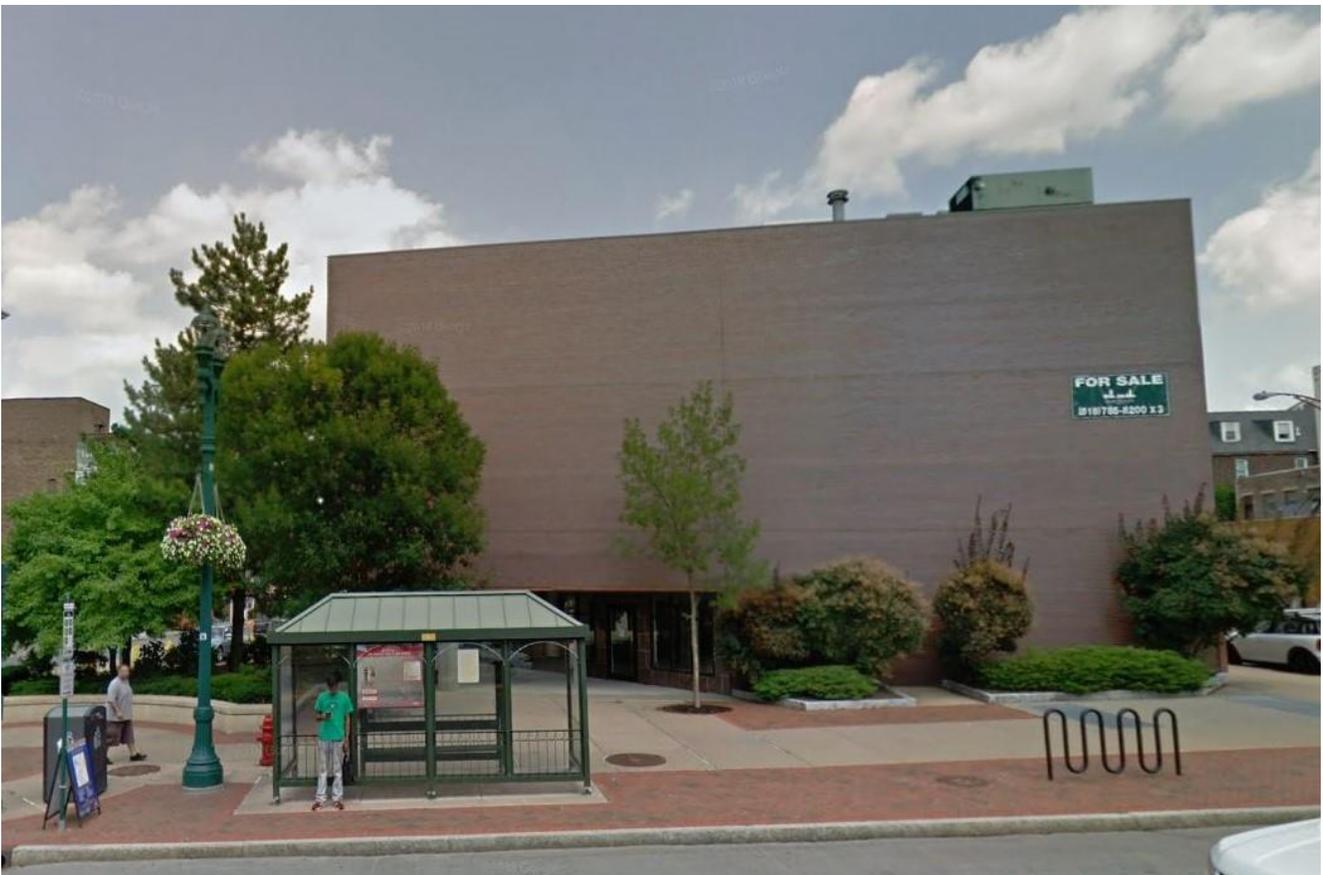
The development area branded as the Proctors Block has been successfully redeveloped with a \$40 million renovation and expansion of the theatre to include a larger stage house capable of landing the largest, most popular shows, such as *Hamilton*. Around the theater Metroplex has successfully developed a major parking facility, a six-screen first run movie theater, two new hotels, a new YMCA, a downtown campus for SUNY Schenectady, and tech office space that houses dozens of companies employing several thousand workers. New office construction in this area totals almost 400,000 square feet and the total investment in this area is approximately \$100 million. Key projects in this area include the \$30 million construction of Center City aided by a Restore NY grant, the SEFCU Square development -- a mixed-use office and retail complex, also supported by Restore NY funding. Other improvements in this area include a total rebuilding of underground utility infrastructure, new lights, roads and sidewalks.

While the area around Proctors is largely complete, work remains. DRI Schenectady is targeting the following projects for completion if funding can be obtained:

Demolition of the vacant and unsightly former Citizens Bank building

This is a modern bank building that is completely out of sync with the architecture downtown. The building is vacant. A proven developer has committed to work with Metroplex to acquire the property, demolish the building and create interim parking in this area followed by the construction of a large mixed-used building with a total investment for the new building of \$18 million. This project will enhance the area around Proctors and open up the area at the corner of State Street and Clinton Street for development where a vacant bank building now stands.

In this area we are looking at development of a strip of properties including another former bank building, the vacant OTB headquarters, development on a vacant triangle shaped property at Clinton Street and Broadway, and investments in a major public space directly behind Proctors. There is a historic weigh station building in this area that we plan to redevelop. Clinton Street between State Street and Franklin Street requires new smart city lighting. DRI Schenectady also seeks to rehab a vacant building at 426 Franklin Street for retail and residential use.



FORMER CITIZENS BANK AT CORNER OF STATE STREET & CLINTON STREET

Lower State Street

While DRI Schenectady proposes to help finish the redevelopment of Schenectady's Proctors Block, the lower State Street corridor which directly links to Erie Boulevard also needs more attention. Lower State Street has been rebranded as the Mill Artisan District. Funding from the Regional Council and Restore NY has been instrumental in numerous projects including the \$30 million Mill Artisan District, the \$20 million Electric City Apartments, a new Gateway Plaza urban park, a \$20 million renovation of a closed YMCA for senior housing supported by NYS HCR and many other development projects. A

new \$23 million Train Station built by NYS DOT with strong advocacy and support from Governor Cuomo provides a link between the Proctors Block and the Mill District.

To finish this area creating a regional destination and asset, work must be completed with the support of DRI Schenectady on the north side of lower State Street. This includes efforts to rejuvenate the former State Theater façade, the former DMV office, a former hair stylist building that is vacant plus others in this area using Metroplex's successful façade matching grant program.

Summary

DRI Schenectady links the Proctors Block and Lower State Street via a rejuvenated Erie Boulevard as well as other connections to Mohawk Harbor which will be adding attractions and more visitors.

Metroplex anticipates contributing \$7 million in funding to the DRI Schenectady project -- an unparalleled level of local support. Together with the DRI funding, we anticipate new private investment in Schenectady of \$128 million as a direct result of DRI Schenectady. The end result, if DRI resources are provided, will be a comeback story worthy of national attention for a community that has rebounded from the loss of 40,000 industrial jobs working closely with a pro-active State partner to create a new, even brighter future for the Electric City.

8. ADMINISTRATIVE CAPACITY

On behalf of the City of Schenectady, the Schenectady Metroplex Development Authority (Metroplex) will perform all the necessary functions as the lead administrator for the DRI. The Authority will provide leadership, expertise, administrative and financial resources to the planning and implementation phases of the DRI, working closely with City leadership and staff, as well as local businesses, developers, investors and community stakeholders.

Capacity to Manage the DRI

Metroplex will act as the lead administrator for the DRI. It will coordinate with the Local Planning Committee and City of Schenectady offices and departments including:

- Office of the Mayor, City Council and Corporation Council
- Planning Commission, Zoning Board of Appeals, Historic District Commission
- City Departments of: Engineering, Development and Finance

Metroplex's general purposes are to design, develop, plan, finance, create, site, construct, renovate, administer, operate, manage, and/or maintain buildings, parks, structures, and other facilities within its service district including: industrial, manufacturing, entertainment, and infrastructure facilities, business, commercial, retail, and government office buildings or space. The authority adheres to State-mandated requirements including M/WBE, SDVOB, public bidding, Wicks Law, Labor Peace Agreements, and prevailing wage.

Metroplex is vested with, and has broad powers, including up to \$100 million in bonding capacity, powers of eminent domain, and the ability to override local planning and zoning ordinances if necessary. The Authority holds an A+ bond rating by Standard and Poor's and A1 rating with Moody's. Metroplex has overseen the development of over 8 million square feet of commercial real estate to date. Since its inception, the Authority has invested over \$194 million leveraging private investment of more than \$1.5 billion. Rebuilding the core of downtown Schenectady is key to Metroplex's mission.

With respect to project management, Metroplex and its affiliated entities have undertaken and been involved with nearly 800 projects throughout the County. It has 50+ active projects at any one time.

The authority has also administered and managed over \$25 million in New York State, Federal, and not-for-profit grants including 5 Restore NY awards, 4 REDC awards, 3 NYS DOT awards, 3 NYS DEC environmental remediation program grants, and 8 National Grid urban center projects.

A key part of the success of economic development efforts in Schenectady is the fact that a unified approach is used with Metroplex acting as the single point of contact for investors. Schenectady’s unified approach to economic development is in contrast to the fractured approach in place in many Upstate New York communities. Metroplex will act as the single organization driving success for Schenectady DRI with a proven administrative capacity and commitment to public engagement in every step of the process. Metroplex also has demonstrated track record for working with Empire State Development and other state agencies in a cooperative manner and we are grateful for ESD support for the many successful projects that the two agencies have implemented together.

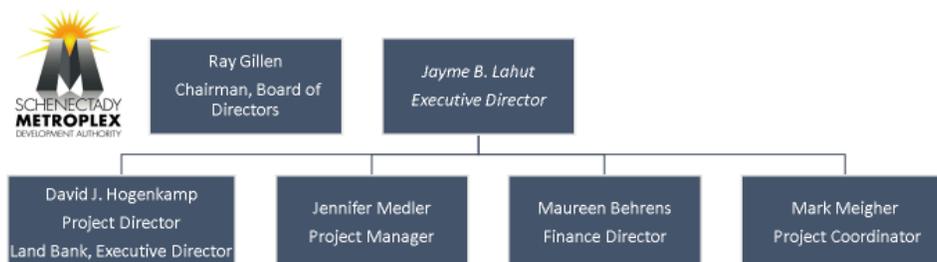
Schenectady Metroplex Development Authority Key Personnel

Metroplex is led by Chairman Ray Gillen with almost 40 years of front-line economic development experience at the federal, state and local levels. Gillen has served as Chairman of Metroplex for the past 15 years. Early in his career, he worked on economic development policy issues on Capitol Hill, followed by twenty plus years at Empire State Development as Director of Industry Development with a track record that includes the creation of more than 20 million square feet of commercial space in Upstate New York. Since joining Metroplex in 2004, Gillen has created a network of smart growth business parks in Schenectady County while rebuilding downtown Schenectady including a new \$500 million waterfront.

Jayme Lahut was appointed as the first Executive Director of Metroplex in 1999. Jayme was recently elected as Chairman of the Board of Directors of the Capital District Transportation Authority (CDTA). He brings 30 years of progressive experience and broad-based achievement in economic and community development that includes experience as an Assistant Commissioner at the Division of Housing and Community Renewal (now Homes and Community Renewal), and as Project Manager at the Urban Development Corporation (now Empire State Development Corporation).

David Hogenkamp has served as Project Director at Metroplex since 2013 and assumed the role as Executive Director of the Capital Region Land Bank in 2015. David has a Master’s in Regional Planning from SUNY at Albany. Prior to joining Metroplex, David served as Project Manager at Empire State Future, a statewide nonprofit promoting smart growth development across New York State advocating for policy solutions such as Land Bank, Complete Streets, and the Smart Growth Public Infrastructure Policy Act.

Maureen Behrens has held the designation as a Certified Public Accountant for 29 years and serves as Metroplex’s Finance Director. Jennifer Medler and Mark Meigher bring both public and private sector project and administrative management experience to the Metroplex team.



9. OTHER

Letters of support are attached from the following government officials and community stakeholders:

- Mayor Gary McCarthy
- Anthony Jasenski, Chair of the County Legislature
- City Council President Ed Kosiur
- Jim Salengo Executive Director Downtown Schenectady Improvement Corporation
- Becky Daniels Executive Director Discover Schenectady

Attached is a detailed map of the proposed Schenectady DRI area including the Connection Plan between Proctors and Mohawk Harbor, including City landmarks.



CITY OF SCHENECTADY
OFFICE OF THE MAYOR

City Hall - Jay Street
Schenectady, New York 12305

Gary R. McCarthy
Mayor

Office: (518) 382-5000
Cell: (518) 424-0483
Email: GMcCarthy@SchenectadyNY.Gov

May 30, 2019

Ms. Ruth H. Mahoney, Co-Chair
Dr. Havidán Rodríguez, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

RE: 2019 NYS Downtown Revitalization Initiative Application, City of Schenectady

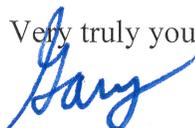
Dear Ms. Mahoney and Dr. Rodriguez:

I am pleased to provide this letter supporting the City of Schenectady's 2019 DRI application.

Our city has come a long way in recent years. At first, many doubted that we could chart a path to recovery, but we have done so with the strong support of Governor Cuomo, Empire State Development and the Capital Region Economic Development Council. While we have made much progress by working together, I am asking for your support for DRI Schenectady.

DRI Schenectady is a community-based effort to build on the shared success we have seen in our downtown area. We have a great team in place and with the financial and technical support you can provide through DRI, we will move downtown to a place that no one could have even imagined just a few years ago. We will use DRI Schenectady to link our very successful waterfront with our livable, walkable, arts, entertainment and technology district downtown. And, we will do this in a manner that is inclusive and leads the way to a brighter future for the Electric City.

Please help us continue the momentum in Schenectady by funding our DRI application.

Very truly yours,

Gary McCarthy



County of Schenectady

NEW YORK

ANTHONY JASENSKI
CHAIR OF THE LEGISLATURE

Legislator, District 4
Rotterdam, Duanesburg,
Princeton

SCHENECTADY COUNTY LEGISLATURE

County Office Building
620 State Street – 6th Floor
Schenectady, New York 12305
Tel: (518) 388-4280 Fax: (518) 388-4591
Website: www.schenectadycounty.com

May 31, 2019

Ms. Ruth H. Mahoney and Dr. Havidán Rodríguez, Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

RE: 2019 NYS Downtown Revitalization Initiative Application, City of Schenectady

Dear Ms. Mahoney and Dr. Rodriquez,

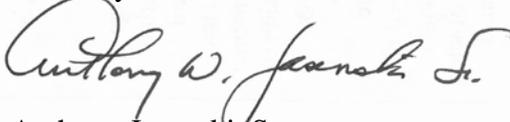
As Chairman of the Schenectady County Legislature, I am writing to confirm our total support for the DRI Schenectady application. All of the members of the County Legislature are proud of the progress that we have made in rebuilding Downtown Schenectady. However, much work remains ahead of us.

DRI Schenectady is critical to our efforts to keep the redevelopment work moving forward.

With assistance from the Regional Council, we can add jobs and create new economic opportunities especially for residents who still need assistance to enter the work force and then move up the career ladder. The County's strong support for SUNY Schenectady County Community College is just one example of our commitment to training residents for new jobs and economic advancement.

Thank you for your careful review of our DRI proposal.

Sincerely,



Anthony Jasenski, Sr.
Chairman
Schenectady County Legislature



CITY OF SCHENECTADY
NEW YORK
OFFICE OF SCHENECTADY CITY COUNCIL

Room 107
City Hall, Jay Street
Schenectady, N.Y.
(518) 382-5089
12305-1938

May 30, 2019

Ms. Ruth H. Mahoney and Dr. Havidán Rodríguez, Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

RE: 2019 NYS Downtown Revitalization Initiative Application, City of Schenectady

Dear Ms. Mahoney and Dr. Rodriguez,

I am pleased to provide this letter supporting the City of Schenectady's 2019 DRI application.

As President of the City Council, I am pleased to tell you that we fully support this application and that we are totally dedicated to continuing our efforts to rebuild Schenectady.

Schenectady's DRI plan links our new waterfront with the Proctors Block and lower State Street development areas. Our plan is community based and builds on the support we have received from the Capital Regional Economic Development Council.

Economic development is a team effort in Schenectady and much progress has been made, however a lot of work still needs to be done. DRI Schenectady will help us get there.

Sincerely,

Ed Kosior



May 30, 2019

Ms. Ruth H. Mahoney and Dr. Havidán Rodríguez, Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

RE: 2019 NYS Downtown Revitalization Initiative Application, City of Schenectady

Dear Ms. Mahoney and Dr. Rodriquez,

I am pleased to submit this letter on behalf of the Downtown Schenectady Improvement Corporation (DSIC) in support of the City of Schenectady's 2019 DRI application.

The DSIC plays a proud role in the maintenance, beautification, and marketing of Downtown Schenectady. We are energized every day to participate in the remarkable growth of a district that has seen so much positive momentum in recent years. This growth has been driven by a strong vision for downtown's revitalization and a coordinated team of public and private partners working together toward a common goal.

While much has been accomplished in downtown, more remains to be done. Funding for Schenectady DRI would provide vital financial and technical resources to continue the momentum of progress and link the core of downtown with nearby Mohawk Harbor, Schenectady's beautiful new riverfront community. With improved connections, updated infrastructure, and new development projects, Downtown Schenectady will be positioned as a broader and more diverse destination with an enhanced quality of life for residents, visitors, and businesses.

I am privileged to participate in Downtown Schenectady's present, and I am extremely excited to be part of its future. That future has even greater potential with your assistance. I highly encourage you to fund Schenectady's DRI application.

Sincerely,

A handwritten signature in black ink that reads "James J. Salengo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

James J. Salengo
Executive Director

Ms. Ruth H. Mahoney and Dr. Havidán Rodríguez, Co-Chairs
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

May 31, 2019

RE: 2019 NYS Downtown Revitalization Initiative Application, City of
Schenectady

Dear Ms. Mahoney and Dr. Rodriguez,

It is my pleasure to submit this letter in support of the City of
Schenectady's 2019 DRI application. As the tourism promotion agency
(TPA) for Schenectady County, we work closely with the City on the
promotion of Schenectady as a destination for the arts, history, food and
craft beverage, and so much more.

With the recent development of Rivers Casino and Resort and the
Mohawk Harbor project, there is even more to celebrate in Schenectady.
The DRI grant would allow us to link our beautiful and busy new
waterfront with our thriving downtown, creating a more walkable and
connected Schenectady.

On behalf of the staff and Board of Directors of Discover Schenectady, we
fully support the City's application for this grant and would be thrilled to
continue our partnership with the City to ensure its success. Our summer
calendar of events is chock-full of live music, entertainment, festivals and
tours that span from the Mohawk Harbor Amphitheatre and Rivers Casino
to Downtown Schenectady. The funding of this application will allow
Schenectady to build on our momentum and keep us moving forward.

I greatly appreciate your time in review of this letter – if I can provide
further information on our partnership or support, please do not hesitate
to contact me.

Sincerely,



Becky Daniels
Executive Director
Discover Schenectady

2019 BOARD MEMBERS

Jeff McDonald
PRESIDENT

Ray Legere
SECRETARY

Matt Mazzone
TREASURER

Pete Bednarek

Dave Brough

Jeff Buell

David Buicko

Tara Burnham

Terri Cerveney

Kate Fahey

Cathy Gatta

Mona Golub

Bobby Mallozzi

Carney McGuire

Jeff Michaelson

Joe Popolizio

Richard Ruzzo

Heather West

Mary Zawacki

Becky Daniels
EXECUTIVE DIRECTOR



**SCHENECTADY DOWNTOWN
CONNECTIVITY PLAN**

LEGEND	
	MOHAWK-HUDSON BIKE-HIKE PATH (ON STREET)
	MOHAWK-HUDSON BIKE-HIKE PATH (OFF STREET)
	FRANKLIN STREET ROAD DIET AND BIKE PATH (TIP PROJECT)
	DESTINATION



NEW ARCHWAY ON NORTH SIDE OF LITTLE ITALY



NEW ALLTOWN MARKET



CONNECTION FROM JAY STREET TO ERIE BOULEVARD THROUGH TUNNEL



JAY STREET SECTION

LITTLE ITALY BUSINESSES

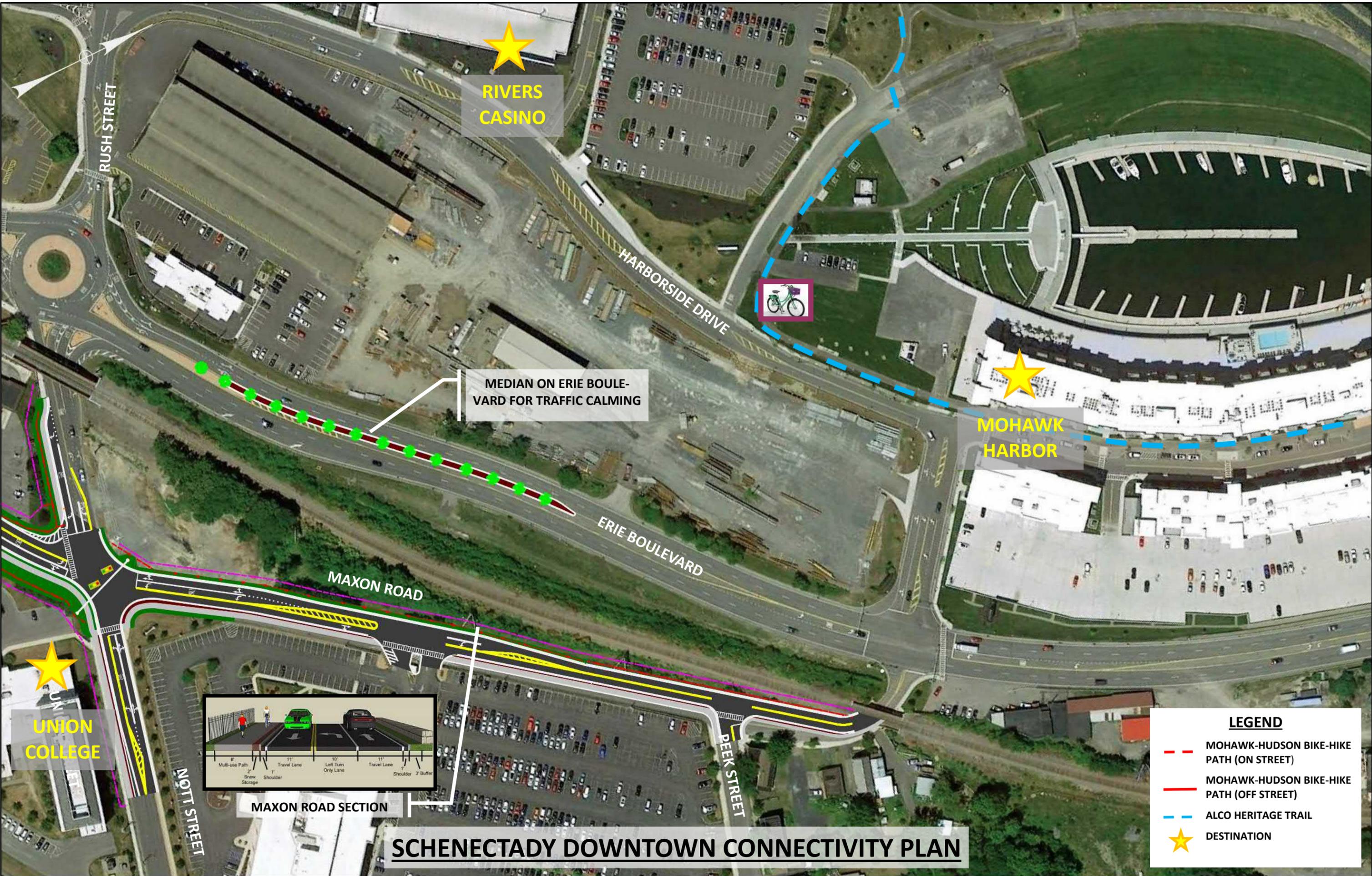
LIVE IN SCHENECTADY PROJECT (UNDER CONSTRUCTION)

UNION COLLEGE

LEGEND

- MOHAWK-HUDSON BIKE-HIKE PATH (ON STREET)
- MOHAWK-HUDSON BIKE-HIKE PATH (OFF STREET)
- DESTINATION

SCHENECTADY DOWNTOWN CONNECTIVITY PLAN



★
RIVERS CASINO

MEDIAN ON ERIE BOULEVARD FOR TRAFFIC CALMING

★
MOHAWK HARBOR

★
UNION COLLEGE



MAXON ROAD SECTION

SCHENECTADY DOWNTOWN CONNECTIVITY PLAN

LEGEND

- MOHAWK-HUDSON BIKE-HIKE PATH (ON STREET)
- MOHAWK-HUDSON BIKE-HIKE PATH (OFF STREET)
- ALCO HERITAGE TRAIL
- ★ DESTINATION