



SCHENECTADY METROPLEX DEVELOPMENT AUTHORITY

FIVE-YEAR CAPITAL PROJECTS PLAN

FISCAL YEARS 2019 – 2023

The Schenectady Metroplex Development Authority (“Metroplex” or the “Authority”) was established by an act of the New York State Legislature as codified in the New York State Public Authorities Law § 2650 et seq. (the “Enabling Statute”). Pursuant to §2655-c of the Public Authorities Law, the Enabling Statute requires that the Authority,

“... [S]hall annually produce, and present at a public hearing for public comment, a five-year capital projects plan, outlining the vision of its intended *capital projects* (italics added) for the next five years. For each project proposed in the plan, the Authority shall provide a detailed description of the:

1. Overall nature, purpose and extent of the project;
2. Proposed amount and sources of capital funding to complete the project;
3. Proposed amount and sources of funding necessary for the project;
4. Relevant urban and community planning completed or proposed;
5. Economic development potential of the project;
6. Financial feasibility of the project;
7. Geographic location and impact of the project;
8. Impact of the project on the community’s natural resources;
9. Tourism, entertainment and arts development potential of the project;
10. Human and physical infrastructure requirements and impact of the project; and,
11. Other factors which have been considered for the purpose of enhancing the viability of the county.”

“Capital Project” is not defined in the Enabling Statute. Metroplex’s counsel conducted a review of all other provisions of New York State law for purposes of defining those projects which should be deemed “capital projects” of the Authority for purposes of this report. Section 99-g(8) of the New York State General Municipal Law defines a “capital project” as follows:

“The term “capital project” as used in this section shall mean: (a) any physical betterment or improvement, including furnishings, machinery, apparatus or equipment for such physical betterment or improvement when first constructed or acquired, or (b) any preliminary studies and surveys relating to any physical betterment or improvement, or (c) land or rights in land, or (d) any combination of (a), (b) and (c).”

Based on this review and consistent with the Enabling Statute, the Metroplex Governance Committee considers a “capital project” as a specific long-term, depreciable capital asset

held by the Authority involving physical improvements or preservation of Metroplex-held real property holdings.

Metroplex plans call for one capital project with nine components in 2019-2023:

1. Parking lot repairs, refurbishments and reconstruction

Capital Project 1: Parking Lot Refurbishments and/or Reconstructions

The Authority currently owns and operates ten parking lots and facilities in the central business district. Nine parking facilities have been identified for refurbishment and/or reconstruction as a project in Metroplex's 2019-2023 5-Year Capital Plan. The overall cost of Capital Project 1 is \$1,764,000.

Summaries of the nine components of this project follow:

Broadway North Lot. Estimated cost: \$68,000. This component involves: 2" milling and top entire lot; shimming low area; restriping the lot; installation of a new curb (west side); installation of new signage; and pruning existing trees.

Broadway South Lot. Estimated cost: \$216,000. This component involves: 2" milling and top entire lot; shimming low areas; restriping of the lot; reset frames, grates, and covers; maintenance of existing landscape areas.

Center City Lot. Estimated cost: \$143,000. This component involves: 2" milling and top entire lot; shimming of low areas; restriping of the lot; reset frames, grates, and covers; repair settling structures; and relocation of ADA parking or regrade ADA parking area.

Clinton North Lot. Estimated cost: \$135,000. This component involves: Full depth removal and replacement; restriping of the lot; reset of frames, grates, and covers; repair of settling structures; regrading and widening of entrance drive; installation of new signage; reconfiguration of parking layout to provide pedestrian access; replacement of sidewalks at entrance drives; and replacement of deteriorated curb.

Clinton South Lot. Estimated cost: \$264,000. This component involves: 2" milling and top entire lot; shimming of low areas; restriping of the lot; resetting of frames, grates, and covers; repair of drive, sidewalks, and curb; and installation of new signage.

Clinton's Ditch Lot. Estimated cost: \$16,000. This component involves: Restriping of the lot; and maintaining existing, and installing new, landscaping.

City Lot. Estimated cost: \$616,000. This component involves: Full depth removals and replacement; reconfiguration of lot and attendant booth; restriping of the lot; removal of curb cuts; installation of new entrance drive; installation of stormwater infrastructure; resetting of frames, grates, and covers; installation of new landscaping along Yates Street; installation of new signage; and installation of new lighting.

Liberty and Franklin Lot. Estimated cost: \$9,000. This component involves: Restriping of the lot; repair of dumpster enclosure; and the installation of new signage.

Little Italy Lot. Estimated cost: \$297,000. This component involves: Reconfiguration of the lot; full depth removals and replacement; restriping of the lot; repair of restraining wall; repair of settling structures; installation of a new sidewalk; installation of new landscaping; and installation of new lighting.

Overall nature, purpose and extent of the project;	The project involves make meaningful repairs and upgrades to nine (9) surface public parking lots in downtown Schenectady.
Proposed amount and sources of capital funding to complete the project;	Sources of funds: Total \$1,764,000 Metroplex: \$1,764,000
Proposed amount and sources of funding necessary for the project;	Uses of Funds: Total \$1,764,000 Lot reconstruction: \$1,764,000
Relevant urban and community planning completed or proposed;	The project upgrades and expands off-street parking capacity within Schenectady’s core downtown business district
Economic development potential of the project;	With more jobs and business-related activities, added parking capacity will support a broad swath of downtown sited businesses
Financial feasibility of the project;	The project is conditional on General Obligation Bonds issued by the Schenectady County Metroplex Development Authority and/or annual appropriation of cash resources
Geographic location and impact of the project;	Nine downtown surface lots, City of Schenectady
Impact of the project on the community’s natural resources;	Expected to be neutral-to-positive. SEQRA pending.
Tourism, entertainment and arts development potential of the project;	Increased evening and weekend parking capacity will serve several key City attractions and Schenectady’s arts, entertainment, and cultural district generally
Human and physical infrastructure requirements and impact of the project;	Minimal-to-no-impacts expected. SEQRA pending.

Other factors which have been considered for the purpose of enhancing the viability of the county.

This project is a step in Metroplex's long-standing effort to increase off-street parking capacity throughout the City of Schenectady's core business district and in support of its arts, entertainment, cultural and hospitality district

Appendix: Metroplex Properties

Metroplex reports its real property holdings yearly to the New York State Authorities Budget Office (“ABO”). This creates a public record of Metroplex assets identified as possible capital projects, in fulfillment of §2655-c of the Act. Metroplex’s real property holdings are listed herein:

Real Property Holdings (2018)

Property Name	Location / Address	Tax Parcel ID
Metroplex Parking Facilities		
Broadway Parking Garage	220 Broadway	39.79-2-1.311
Broadway North Parking Lot	102 N. Broadway	39.72-2-1
Clinton South Parking Lot	314 Clinton Street	39.80-3-1.21
Clinton North Parking Lot	128 Clinton Street	39.72-4-24.11
Little Italy Parking Lot	403, 413 and 415 Warren St.	39.64-2-40.1 39.64-2-40.2 39.64-2-41
State & Erie Parking Lot	320 Liberty Street	39.72-1-1.1, 1.2, 3.4
Franklin / Liberty Parking Lot	422 Liberty Street	39.72-2-7.1
Former Sons of Italy Lot (vacant lot)	423 Liberty Street	39.64-3-25
Jay Street Alleyways	Connecting pedestrian Jay Street with Center City lot and Clinton North lot	39.72-2-29.2 39.72-4-41.2
Center City Parking Lot (leased from Parking at Center City LLC)	400-428 Franklin Street	39.72-2-35.311
Broadway South Parking Lot	312 Broadway	39.72-2-14.1
Union / Barrett Streets Lot (vacant lot)	601-605 Union Street	39.65-2-23 39.65-2-22.2
DMV Lot (lease)	229 Liberty Street	39.71-2-9.11
Land and/or Buildings		
219 Nott Terrace (vacant lot)	219 Nott Terrace	39.81-3-31
722 Eastern Avenue (vacant lot)	722 Eastern Avenue	39.73-2-6.1
803 Eastern Avenue (vacant lot)	803 Eastern Avenue	39.74-2-24
2 Argyle Place (vacant lot)	2 Argyle Place	39.71-1-48
13 State Street (sub-lease)	13 State Street	39.63-3-32.1
Metroplex Office (lease)	433 State Street, Suite 401	39.72-2-35.4