



Five-Year Capital Projects Plan

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 two (2) capital projects in the 2021-2025 period:

1. Parking lot repairs, refurbishments and reconstruction
2. Maintenance and repairs to the Metroplex Garage

Capital Project 1: Parking Lot Refurbishments and Improvements

The Authority currently owns and operates twelve (12) surface parking lots in and around the central business district. Eight (8) parking facilities have been identified for refurbishment and/or reconstruction as a project in Metroplex’s 2021-2025 5-Year Capital Plan. The overall cost of Capital Project 1 is \$1,764,000.

Summaries of the eight (8) elements 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: \$280,000. 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.

City Hall 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 making meaningful repairs and upgrades to eight (8) surface public parking lots in downtown Schenectady.
Proposed amount and sources of capital funding to complete the project	Sources of funds — Metroplex \$1,764,000.
Proposed amount and sources of funding necessary for the project	Uses of funds: Lot repairs \$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 conditioned on annual appropriation of cash resources from the Metroplex board of directors.
Geographic location and impact of the project	Eight (8) 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.

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

Capital Project 2: Maintenance and Repairs to the Metroplex Parking Garage

The 5-deck parking garage facility located at 407 Hamilton Street has been identified for maintenance and repairs in Metroplex’s 2021-2025 5-Year Capital Plan. This plan addresses both routine types of maintenance, such as, and corrective maintenance. The overall cost of Capital Project 2 is estimated at \$928,000.

Overall nature, purpose and extent of the project	Capital Project 2 involves establishing corrective measures, repairs and on-going maintenance to the 30 year old parking structure in downtown Schenectady.
Proposed amount and sources of capital funding to complete the project	Sources of funds — Metroplex \$928,000.
Proposed amount and sources of funding necessary for the project	Uses of Funds: Exterior and interior garage maintenance and repairs \$928,000.
Relevant urban and community planning completed or proposed	The project maintains a quality parking facility with on-going maintenance at the largest parking structure in Schenectady County.
Economic development potential of the project	With the vibrant revitalization of downtown Schenectady bringing greater employment opportunities, attracting more visitors and boosting the arts, entertainment and cultural venues maintaining parking capacity in the central business district will continue to support business development.
Financial feasibility of the project	The project is conditioned on annual appropriation of cash resources from the Metroplex board of directors.
Geographic location and impact of the project	407 Hamilton Street, City of Schenectady.

Impact of the project on the community's natural resources	Minimal-to-no-impacts expected. SEQRA pending.
Tourism, entertainment and arts development potential of the project	The Metroplex Parking garage has served as a primary asset serving key City attractions and Schenectady's arts, entertainment, and cultural district especially providing increased evening and weekend parking capacity.
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	The Metroplex Parking Garage represents about 40 percent of the entire parking capacity in downtown Schenectady including on-street and off-street parking locations. This capital project is vital in supporting the businesses as well as arts, entertainment, cultural and hospitality venues.

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 (2021)

Parking Facilities

Property Name	Location / Address	Tax Parcel ID
Amtrak Lot	320 Liberty St	39.72-1-1.1, 1.2, 3.4
Broadway North Lot	102 Broadway	39.72-2-1
Broadway South Lot	312 Broadway	39.72-2-14.1
Center City Lot	424 Franklin St	39.72-2-35.311
City Hall Lot	407 Liberty St	39.64-3-25
Clinton North Lot	128 Clinton St	39.72-4-24.11
Clinton South Lot	314 Clinton St	39.80-3-1.21
Franklin and Liberty Lot	422 Liberty St	39.72-2-7.1
Little Italy Lot	403 Warren St 413 Warren St 415 Warren St	39.64-2-40.1 39.64-2-40.2 39.64-2-41
Schenectady Municipal Parking Garage	407 Hamilton St	39.79-2-1.311
Union / Barrett Street Lot	601 and 605 Union St	39.65-2-23, 39.65-2-22.2

Land and Buildings

Property Name	Location / Address	Tax Parcel ID
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
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