



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” to be a specific long-term, depreciable capital asset held by the Authority involving physical improvements or preservation of Metroplex-held real property holdings.

The Authority currently owns and operates ten (10) surface parking lots in and around the downtown business district. For the time period 2023-2027, Metroplex’s Five-Year Capital Projects Plan focuses on two (2) capital projects:

1. Parking lot refurbishments and improvements
2. Maintenance and repairs to the Schenectady Municipal Parking Garage

Capital Project 1: Parking Lot Refurbishments and Improvements

This project, based on a February 2023 lot assessment by MJ Engineering, focuses on eight (8) parking lots. Estimated costs and recommended improvements for each lot are detailed below:

1. **Broadway North Lot.** Estimated cost: \$326,700. Recommended improvements: milling and top course repaving of the entire lot with restriping and new curbing on west side; and, replace concrete sidewalks and make landscape improvements.
2. **Broadway South Lot.** Estimated cost: \$601,000. Recommended improvements: milling and top course repaving of the entire lot with restriping and replace curbing; install new lighting on west side; and, improve existing landscaped areas.
3. **Center City Lot.** Estimated cost: \$436,200. Recommended improvements: milling and top course repaving of the entire lot with restriping; replace lot lighting; improve ADA parking; and repair settling structures.
4. **City Hall Lot.** Estimated cost: \$1,136,100. Recommended improvements: full depth removals and replacement of asphalt; reconfigure entrances and layout; restripe entire lot; install new storm water infrastructure; install fencing along Yates Street; install new signage; install new electrical runs to vehicle charging station; install new lighting; repair settling structures; and install new landscaping around lot perimeter.
5. **Clinton North Lot.** Estimated cost: \$838,300. Recommended improvements: full depth removals and replacement of asphalt; reconfigure entrances, layout and walkways; restripe entire lot; replace curbing; reset frames, grates, and covers; install dumpster enclosure; install new signage; install new lighting; install new walkway; repair settling structures; and maintain existing and install new landscaping.
6. **Clinton South Lot.** Estimated cost: \$651,400. Recommended improvements: milling and top course repaving of the entire lot with restriping; replace lot lighting; repair drive, sidewalks, and curb; and, improve existing landscaping.
7. **Franklin and Liberty Lot.** Estimated cost: \$42,500. Recommended improvements: Restripe entire lot; repair damaged curb; and install new signage.

8. **Little Italy Lot.** Estimated cost: \$752,000. Recommended improvements: Reconfigure lot, entrances and walkways; full depth removals and replacement; restripe entire lot; repair settling structures; reset frames, grates and covers; install new signage; install new fence; and install new lighting.

Pursuant to §2655-c of the Public Authorities Law, the Authority provides the following details for the Project:

Capital Project 1: Parking Lot Refurbishments and Improvements	
1. 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.
2. Proposed amount and sources of capital funding to complete the project	Sources of funds — Metroplex \$4,784,000.
3. Proposed amount and sources of funding necessary for the project	Uses of funds — Lot repairs \$4,784,000.
4. Relevant urban and community planning completed or proposed	The project expands and upgrades off-street parking capacity within Schenectady’s core downtown business district.
5. Economic development potential of the project	Additional capacity and improved parking facilities will support the current and future needs of downtown business owners, workers and visitors.
6. Financial feasibility of the project	The project is conditioned on annual appropriation of cash resources from the Metroplex board of directors.
7. Geographic location and impact of the project	Eight (8) downtown surface lots, City of Schenectady.
8. Impact of the project on the community’s natural resources	Expected to be neutral-to-positive. SEQRA pending.
9. Tourism, entertainment and arts development potential of the project	Increased evening and weekend parking capacity will serve several key City attractions as well as Schenectady’s arts, entertainment, cultural and hospitality district.

10. Human and physical infrastructure requirements and impact of the project	Minimal-to-no-impacts expected. SEQRA pending.
11. 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 Schenectady Municipal Parking Garage

The 5-deck parking garage located at 407 Hamilton Street has been identified for maintenance and repairs in Metroplex’s 2023-2027 Five-Year Capital Plan. This plan addresses both routine and corrective maintenance. The overall cost of Capital Project 2 is estimated at \$928,000 and is based on a 2021 assessment by MJ Engineering.

Pursuant to §2655-c of the Public Authorities Law, the Authority provides the following details for the Project:

Capital Project 2: Maintenance and Repairs to the Schenectady Municipal Parking Garage	
1. 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 garage in downtown Schenectady.
2. Proposed amount and sources of capital funding to complete the project	Sources of funds — Metroplex \$928,000.
3. Proposed amount and sources of funding necessary for the project	Uses of Funds: Exterior and interior garage maintenance and repairs \$928,000.
4. 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.

5. 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.
6. Financial feasibility of the project	The project is conditioned on annual appropriation of cash resources from the Metroplex board of directors.
7. Geographic location and impact of the project	407 Hamilton Street, City of Schenectady.
8. Impact of the project on the community's natural resources	Minimal-to-no-impacts expected. SEQRA pending.
9. Tourism, entertainment and arts development potential of the project	The Schenectady Municipal 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.
10. Human and physical infrastructure requirements and impact of the project	Minimal-to-no-impacts expected. SEQRA pending.
11. Other factors which have been considered for the purpose of enhancing the viability of the county	The Schenectady Municipal 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.

In 2021-2022, Metroplex completed repairs within the Schenectady Municipal Parking Garage including: door and door frame replacement, improving ADA accessibility, and painting stairwells.

Appendix: Metroplex Real Property Holdings

Metroplex reports its real property holdings yearly to the New York State Authorities Budget Office. 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 (2023)

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	305 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	308 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	39.64-2-40.1
	413 Warren St	39.64-2-40.2
	415 Warren St	39.64-2-41
Schenectady Municipal Parking Garage	407 Hamilton St	39.79-2-1.311
601 Union St Lot	601 and 605 Union St	39.65-2-23.1
		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
722 Eastern Avenue	722 Eastern Avenue	39.73-2-6.1