



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/or operates ten (10) surface parking lots in and around the downtown business district. For the time period 2024-2028, 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

The following project involves Metroplex-owned lots. The description of improvements below is based primarily on a February 2023 lot assessment by MJ Engineering. In 2023 the Little Italy Lot was sold. The Clinton North Lot was fully renovated and other capital improvements occurred at the Franklin and Liberty Lot. Estimated costs for recommended improvements for the lots are as follows:

1. **Amtrak Lot.** Estimated cost: \$0. Recommended improvements: none- fully renovated in 2018 as part of the new station project.
2. **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.
3. **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.
4. **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.
5. **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. This lot is partially owned by the City of Schenectady and any improvements would be done in partnership.
6. **Clinton North Lot.** Estimated cost: \$0 Recommended improvements: none- a full replacement in 2023 and no additional improvements are anticipated at this time.

7. **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.
8. **Franklin and Liberty Lot.** Estimated cost: \$42,500. Recommended improvements: Restripe entire lot and install new signage. Damaged curb was replaced in 2023 as part of the Jay Square project.
9. **Gateway Plaza Lot.** Estimated cost: \$0. Recommended improvements: none- fully refurbished in 2023 in partnership with Capital District Transportation Authority to serve as part of the Gateway Mobility Hub.
10. **Union/Barrett Lot.** Estimated cost: \$0. No scheduled improvements are required at this time.

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 six (6) surface public parking lots in downtown Schenectady.
2. Proposed amount and sources of capital funding to complete the project	Sources of funds — Metroplex \$3,193,900.
3. Proposed amount and sources of funding necessary for the project	Uses of funds — Lot repairs \$3,193,900.
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, residents 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	Six (6) 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 parking garage facility is located at 407 Hamilton Street and continues to be in Metroplex’s Five-Year Capital Plan. A 2021 assessment by MJ Engineering addressed both routine and corrective maintenance and repairs to the facility. Metroplex has completed phased repairs named in the report including: door and door frame replacement, improving ADA accessibility, and painting stairwells. During 2024-2028 Metroplex plans to recommission an assessment to reevaluate any named conditions, review any additional necessary repairs, and identify opportunities to create more connectivity between the garage and other downtown destinations.

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 \$873,000

3. Proposed amount and sources of funding necessary for the project	Uses of Funds: Exterior and interior garage maintenance and repairs and engineering \$873,000.
4. Relevant urban and community planning completed or proposed	The project preserves an important parking facility that serves downtown Schenectady, 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.

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 Street	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 Street	39.72-2-35.311
City Hall Lot	407 Liberty Street	39.64-3-25
Clinton North Lot	128 Clinton Street	39.72-4-24.11
Clinton South Lot	308 Clinton Street	39.80-3-1.21
Franklin and Liberty Lot	422 Liberty Street	39.72-2-7.1
Schenectady Municipal Parking Garage	407 Hamilton Street	39.79-2-1.311
601 Union St Lot	601 and 605 Union Street	39.65-2-23.1 39.65-2-22.2
Gateway Plaza Lot	22 State Street	39.71-1-2

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
722 Eastern Avenue	722 Eastern Avenue	39.73-2-6.1
402-406 Hamilton Street	402-406 Hamilton Street	49.47-1-13
Jay Square (Lease)	100-104 Jay Street	39.72-2-9, 39.72-2-10
Norstar Space (Sub-lease)	13 State Street	39.63-3-32.1
Metroplex Office (Lease)	433 State Street, Suite 401	39.72-2-35.4