



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 2025-2029, 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 2024 the Center City Lot was sealed and striped with some repairs to settling. Other capital improvements occurred at the Broadway North Lot, the Amtrak Lot and the Clinton North Lot in 2024 and early in 2025, or are scheduled to be completed. Estimated costs for recommended improvements of the lots are as follows and may have changed due to cost increases or portions of work:

1. **Amtrak Lot.** Estimated cost: \$0. Recommended improvements: None. The lot was fully renovated in 2018 as part of the new train station project with minor repairs in 2025.
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; replacement of concrete sidewalks and landscaping improvements.
3. **Broadway South Lot.** Estimated cost: \$601,000. Recommended improvements: milling and top course repaving of the entire lot with restriping and replacement of curbing; installation of new lighting on west side; and improvement of existing landscaped areas.
4. **Center City Lot.** Estimated cost \$376,200. Following the completed sealing, restriping, and repairs, the remaining recommendation is the replacement of lot lighting, which is not being contemplated at this time.
5. **City Hall Lot.** Estimated cost: \$1,136,100. Recommended improvements: full depth removals and replacement of asphalt; reconfiguration of entrances and layout; restriping of entire lot; installation of new storm water infrastructure; installation of fencing along Yates Street; installation of new signage; installation of new electrical runs to vehicle charging stations; installation of new lighting; repairs to settling structures; and installation of new landscaping around lot perimeter. The majority of the lot is owned by the City of Schenectady and any improvements would need to be made in partnership.
6. **Clinton North Lot.** Estimated cost: \$0. Recommended improvements: None. The lot was fully refurbished in 2023. No additional improvements are required at this time.

7. **Clinton South Lot.** Estimated cost: \$631,400. Following the completion of the repair of the driveway apron, sidewalks, and other repairs, the recommended future improvements are: milling and top course, repaving and restriping the entire lot, replacement of lot lighting.
8. **Franklin and Liberty Lot.** Estimated cost: \$32,500. Recommended improvements: Restriping the entire lot and installation of new signage.
9. **Gateway Plaza Lot.** Estimated cost: \$0. Recommended improvements: None. The lot was 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 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 \$3,103,900.
3. Proposed amount and sources of funding necessary for the project	Uses of funds — Lot repairs \$3,103,900.
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 would be completed prior to committing funds.
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 would be completed prior to committing funds.
11. Other factors which have been considered for the purpose of enhancing the viability of the county	Metroplex is committed to maintaining 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, located at 407 Hamilton Street, is an important parking asset in downtown Schenectady. In 2025, Metroplex commissioned MJ Engineering to review the garage's condition and identify both routine and corrective maintenance and repairs to the facility. Metroplex continues to conduct repairs named in the report including: refinishing rusted metal railings, replacing the Garage gate's motor, and installing new EV infrastructure. During 2025-2029 Metroplex plans to utilize MJ's assessment as the basis for other necessary repairs and identify opportunities to create more demand to fully utilize the parking structure's 1,200 spaces.

The 2025 MJ report identified the garage as being in good structural condition with localized areas in need of maintenance and repair. The estimated cost to repair or upgrade all conditions identified, even those which are not of immediate concern, is 501,500.

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 \$501,500.
3. Proposed amount and sources of funding necessary for the project	Uses of Funds — Exterior and interior garage maintenance and repairs and engineering \$501,500.
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 would be completed prior to committing funds.
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 would be completed prior to committing funds.

<p>11. Other factors which have been considered for the purpose of enhancing the viability of the county</p>	<p>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 local businesses as well as arts, entertainment, cultural and hospitality venues.</p>
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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 (2025)**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 Street 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	39.79-2-11; 39.79-2-12
Jay Square (Lease)	100-104 Jay Street	39.72-2-9, 39.72-2-10
Metroplex Office (Lease)	433 State Street, Suite 401	39.72-2-35.4
108 State Street (Lease)	108 State Street	39.71-1-11.12