



# DOWNTOWN REVITALIZATION INITIATIVE APPLICATION 2023

SOUTH PEARL DOWNTOWN ZONE



# SOUTH PEARL

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The Capital City's Application to New  
York State's Downtown Revitalization  
Initiative VII

Presented September 29, 2023 to the  
Capital Region Economic Development  
Council

South Pearl Downtown Zone  
City of Albany | Albany County

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## 2 Geographic Area & Justification

### Boundary Description

The City of Albany South Pearl DRI Zone lies at the Capital City's southern gateway to Downtown Albany, within an Opportunity Zone and Empire Zone. The South Pearl DRI Zone will anchor and revitalize South Pearl Street from Madison Avenue to First Avenue with critical mass in the blocks between Morton Avenue to Westerlo Street/Park Avenue and Philip Street to Broadway. This walkable and compact, one-mile stretch of storefronts and institutional uses is the commercial heart of the South End Neighborhood, a predominantly Black community with rich history.

### Assets & Opportunities

The Zone's surrounding South End neighborhood is rich with community assets from creative professionals and residents; arts, cultural, and youth organizations; local groups and networks; and historic architecture. While the entirety of the South End comprises a much larger footprint, the core area identified by the DRI boundary corresponds to a less than one mile-stretch that serves

## 1 Table of Contents

2 Geographic Area and Justification	1
3 Vision Statement	5
4 Past Investment and Future Potential	6
5 Recent and Impending Job Growth	9
6 Quality of Life	10
7 Supportive Local Policies	13
8 Public Support	14
9 Transformative Project Opportunities	16
10 Administrative Capacity	19

## South Pearl at a Glance

### Rich History

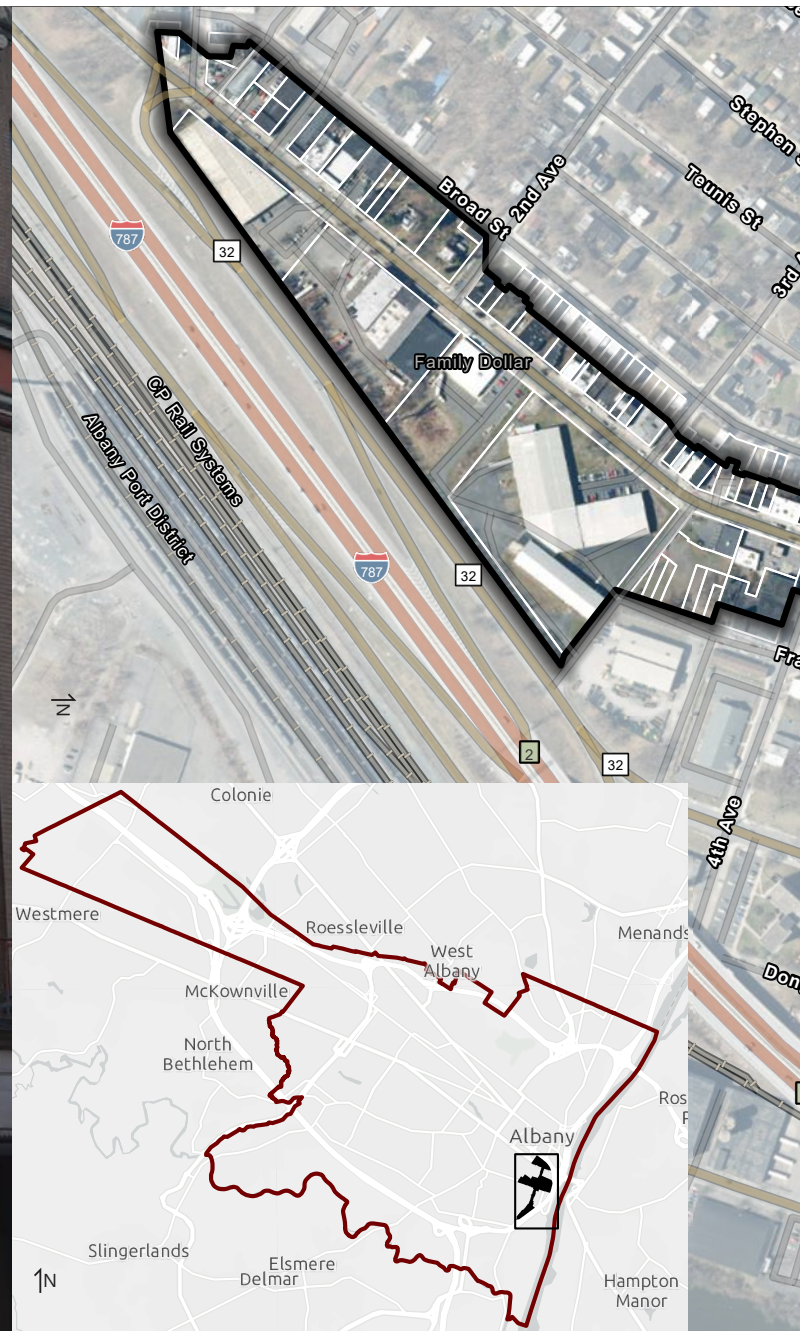
- Strong architectural character
- Diverse immigrant tradition
- Vibrant Black community

### Forward Momentum

- \$200+ million stabilizing investments
- Emerging entrepreneurs
- Coordinated stakeholders

### Dynamic Opportunity

- 10+ committed projects
- Site control of available real estate
- Workforce development demand for off-shore-wind





as the commercial spine of the community and connects it both physically and functionally to the opportunities growing in the City's central business district to the North and the booming Port of Albany to the South. The South Pearl DRI Zone encompasses portions of three Historic Districts identified on the National Register - the South End Groesbeckville Historic District, the Pastures Historic District, and the Mansion Historic District. Their authentic Greek Revival and Italianate architecture represent the former vitality and development pattern of the area, built by immigrant small business owners beginning in the late 19th century in a walkable core that continued to develop densely into the early 20th century.

In addition to rich historic assets, the Zone is home to a number of exciting current investments and future-focused opportunities including Lincoln Square, St. John's Church, Giffen Memorial Elementary School, Steamboat Square, the South End Campus of Hope, Radix Ecological Sustainability Center, and a growing number of local small businesses and community amenity providers.

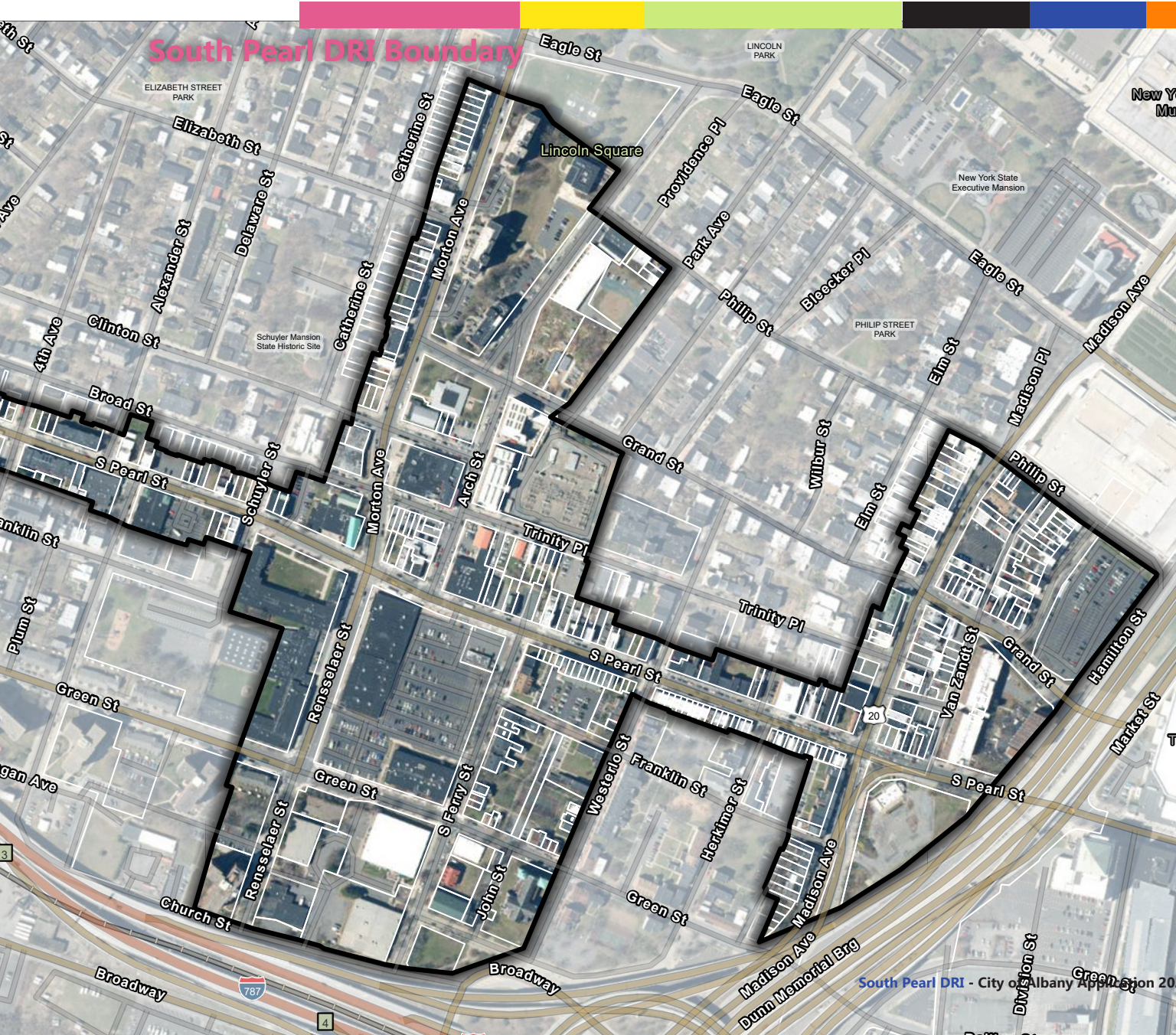
South Pearl is both a distinct neighborhood center at the

heart of a dynamic and tight-knit community as well as a critical gateway - linking this community to the Downtown Albany core, and connecting Downtown Albany to the Port of Albany. These characteristics make this Zone a critical opportunity for equitable investment in revitalizing not just the South End, but the City of Albany.

**Inclusive Economic Growth**

The timing is perfect for DRI investment. South Pearl presents an opportunity for new investment, welcoming new residents and businesses drawn by the Zone's unparalleled access to Downtown Albany and the opportunities presented by the offshore wind endeavor at the Port of Albany. Equally critical, and more pressing, is ensuring that while this opportunity is captured, the existing community is lifted and provided meaningful pathways to prosperity. To continue the momentum and build from the Zone's rich history and significant recent investments, the South Pearl DRI Zone is in need of more targeted investment to create opportunities for inclusive economic growth and address existing disparity.

Previous planning and implementation efforts have







“There are more people that are of the community who want to do something. What’s missing? Creating an apparatus to position them so they can succeed.”

**Jahkeen Hoke**  
Co-Founder 4th Family  
Past CEO, Business for Good

focused on tackling the largest blight, housing and quality of life issues, with remarkable success. Efforts since the adoption of the neighborhood’s 2007 plan have resulted in more than \$240 million of foundational investment. While this investment has made dramatic local improvements, a prior century’s worth of systemic policy failure mean local challenges and disparities persist.

Economic analysis of the Zone is primarily drawn from 2020 Census data for Tract 25, although it technically includes small portions of Census Tracts 11, 23 and 26. This data indicates that there are increasingly high levels of concentrated poverty in and around the South Pearl DRI Zone. Compared with a predominantly white Region, Census data shows the South Pearl community is primarily composed of residents who identify as Black, indigenous or people of color, with 67% of the population identifying as Black/African American, 17% Hispanic or Latino of any race, 3% Asian and Pacific Islander and 16% Other/Two or more races. In 2020, roughly 38% of the Tract’s population received SSI and/or cash public assistance. Comparatively, more children are being born into poverty in Tract 25 than in the surrounding area and more than 65% of its children are born to mothers without a high school degree or equivalency.



Between 2010 and 2020, the population of Census Tract 25 grew approximately 12%. This outpaces the Region but lags other growing neighborhoods within the City, including the CBD to the north, which has seen a boom in mixed-use redevelopment over the past 10 years. Tract 11, which includes part of the DRI zone but predominantly encompasses the CBD, experienced a population growth of 56% from 2010 to 2020. Further, while Census Tract 25 saw a 57% growth of families with children under the age of 18 and increased rate of families receiving public assistance, in the central business district, the number of families with children under 18 has nearly quintupled, but the rate of families who received SSI and/or cash public assistance in the prior 12 months has only increased by 18%.

For inclusive and sustainable growth in the City of Albany and Capital Region, strategic and equitable investment must take place immediately by undertaking a plan to identify actionable projects that financially empower the South Pearl Zone’s residents to prioritize investments in their community. The Downtown Revitalization Initiative is the perfect vehicle to create a more unique, authentic, and dynamic neighborhood that not only benefits current residents, but helps create a destination that attracts visitors, new residents and investment into the South Pearl DRI Zone. While the Zone is rich with history, this DRI will celebrate this heritage while focusing on the future, re-imagining this downtown Zone for inclusive, sustainable future prosperity.

**Readiness for DRI Investment**

The scale of the South Pearl boundary has been designed so that the DRI will have an immediate and tangible impact, and bolster existing public-private investments and partnerships. The Zone’s approximately 90 acres connect Downtown and the Port of Albany, two districts generating more than \$1 billion of investment and poised for additional growth. The past decade’s implementation of the South End’s Capital South plan has built a strong foundation for that growth by catalyzing more than \$240 million of investment to stabilize the community and





mitigate blight. This foundational investment has begun to generate buzz around the community's potential and is stimulating organic growth. Recent grassroots revitalization efforts include housing rehabilitation, the development of a business incubator and the creation of community and children's gardens. Most recently, the South End Night Market has emerged, both providing residents with access to locally grown fruits and vegetables in a food desert and providing Black-owned businesses with a low-barrier-to-entry platform to sell and promote their products, evidencing a community proactively seeking to support their local entrepreneurs with options for start-up requiring significantly less overhead than a brick and mortar storefront.

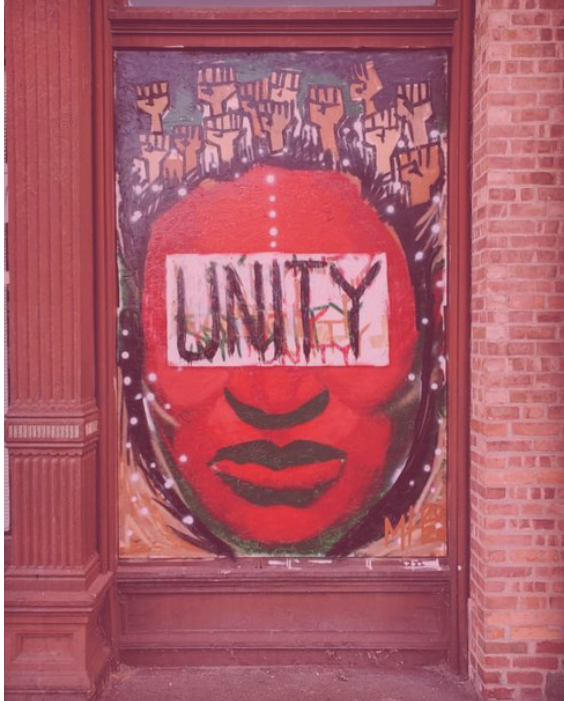
What may be most exciting about South Pearl is the availability of critical real estate opportunities that will enable the execution of the community's vision - storefronts where these new entrepreneurs can grow, commercial space for light industry and community services to expand, and sufficient acreage to develop new workforce training centers to maximize participation in surrounding opportunities.

These foundational investments, combined with new storefront vitality, multi-acre sites primed for redevelopment, and engaged stakeholders make this a critical time to leverage the DRI. The DRI projects in this area can be strategically linked to other nearby assets of New York State's Capital City and the larger Capital Region, embracing the spirit of vision and inclusivity that have guided local planning efforts.

An investment in the South Pearl DRI Zone will facilitate transformative public and private projects, resulting in:

- New, diverse business attraction and retention of existing employers, with the anticipated creation of both construction and permanent jobs and 80,000SF combined of revitalized retail storefronts and additional commercial space.
- 80,000SF of new and/or improved facilities for workforce training to help lift residents out of poverty by providing up-to-date education for in-demand, local jobs.
- The development of an estimated 72 quality residential units, which will complement the City's current blight busting policies and infill housing initiatives, decrease residential vacancy and increase density, and add to overall economic activity and the tax base.
- One mile of critical streetscape and infrastructure improvements, including new trees/landscaping, bike infrastructure, decorative and wayfinding signage, digital infrastructure and free public wifi, and other amenities to increase pedestrian, bike and bus traffic to and through the area and encourage additional private investment in existing businesses/real estate.
- Use of public art and marketing to effectively draw visitors from around the city and region, enhance utilization of community spaces such as the South End Connector, and showcase local artistic talent.

DRI investment in this Zone will help catalyze the planning and redevelopment for these parcels, further expanding investment in this downtown area.





### 3 Vision

**The South Pearl DRI Zone is a thriving diverse area that celebrates, preserves and builds from the layered history, distinct culture, and dignity of the community while providing a platform for the creation of generational wealth by fostering local investment, making access to meaningful resources and opportunities available, and welcoming investment that provides opportunities for the community's empowerment and growth.**

#### Community DRI Priorities

- **Empower the existing community and invest in existing community members – residents and businesses**
- **Honor and preserve the rich, layered history including immigrant tradition, Black community and strong architectural character**
- **Grow and enhance commercial corridors, prioritizing supporting BIPOC and local businesses and attracting/connecting to job-creating industry**
- **Connect to surrounding assets by creating a walkable, safe and welcoming environment**
- **Maximize underutilized, large real estate opportunities with investments that serve the community, provide amenities and grow the district**
- **Create quality, diverse housing opportunities accessible to and inclusive of all income levels**
- **Make South Pearl a community of universal choice for residents, families, investors and businesses**
- **Celebrate the South End of today and move forward proudly**

The Vision for South Pearl was crafted using a collaborative, iterative process with the South Pearl community and potential members of the Local Planning Committee. The statement clearly and concisely reflects the community's values, building a powerful, positive picture of the future. It represents local stakeholders' definition of success.

This Vision of South Pearl seeks an evolution into a place where current residents want to remain and are provided opportunities to prosper while the area emerges as an attractive destination for new businesses and residents authentic to its roots. The DRI planning process will provide an actionable roadmap for how to achieve this Vision.

The eight Community DRI Priorities listed come directly from the voices heard during the application's multiple engagement activities in the past two years and the South End's robust track record of community planning and implementation.

These eight priorities were formed by consensus and reaffirmed by 2023's engagement process and will serve as a touchstone for the DRI process, guiding the evaluation of projects and providing context and clarity around how the DRI should be used to achieve the community's Vision.

Taken together, the Vision and Community Priorities provide a strong foundation to accelerate and streamline the planning process upon award.



## 4 Past Investment & Future Potential

### Foundational Investment

The core of the South End boasts incredible strengths and exciting opportunities. While it is in significant need of further investment, it has the prerequisites for revitalization—a central location, intact urban fabric, immediately-adjacent projected growth, strong interest from private and institutional investors, and committed residents and stakeholders. These stakeholders, with public and private partners, have already made significant investment in the South End.

The DRI will provide continuity with local planning and implementation efforts. In and near the South Pearl DRI Zone, there are past and current investments totaling more than \$240 million since 2012 driven by the neighborhood-wide Capital South revitalization plan, including projects that have received funding and incentives from New York State through the Consolidated Funding Application process. More than \$280 million in planned projects are currently in the pipeline for the South Pearl DRI Zone to create a vibrant, expanded downtown in this important district.

Investments to date have focused on the first two phases of the Capital South strategy – stabilize and energize. Stabilization projects have focused on blight remediation and have included the demolition of dozens of abandoned buildings in a state of disrepair beyond rehabilitation. Where properties have been able to be saved, partners like the Albany County Land Bank, Habitat for Humanity and the South End Improvement Corporation have invested millions into putting these properties back into productive use through direct reconstruction of owner-occupied townhomes and small-scale rentals. The Albany Housing Authority (AHA) has been a dynamic and creative partner, using sites cleared by demolition – like the long-vacant brownfield at the former Jared Holt Knitting Factory – for new construction of affordable multifamily units. Together, these housing projects have totaled more than \$100 million.

Other institutional partners have also supported the neighborhood's stabilization and made anchor investments to help energize the community's revitalization. AHA has committed to overhauling the obsolete Lincoln Towers site, and has relocated all residents from its three on-site 1960's towers. AHA has also embarked on a \$265+ million phased rehabilitation and new development project at their Steamboat Square site – also within the South Pearl Zone. The Albany City School District completed a renovation of the local Giffen Elementary School, and the Albany Public Library system invested in a beautiful renovation and expansion of their Howe branch abutting the Zone. Nonprofits managing local historic assets – buoyed by the success of Hamilton the Musical – capitalized on heightened visitation and invested in renovation projects at Historic Cherry Hill and Schuyler Mansions. The City of Albany and Albany County have also indicated their openness to redevelop significant underutilized property holdings at the intersection of South Pearl and Morton Avenue.

This momentum is showing early results in energizing the local market, particularly when coupled with the promise of the Port of Albany's adjacent offshore wind turbine manufacturing project. This more than \$600

million investment is drawing national attention to the neighborhood as it is the first project of its kind in the country and is anticipated to have a strong and lasting impact on the regional economy, beyond the up to 550 jobs on-site.

South Pearl presents a unique opportunity for workforce development that is directly supportive of this new industry. The Multi-Craft Apprenticeship Preparation Program (M.A.P.P.), a trade apprenticeship program proven successful first in Rochester, has opened a location within the South Pearl Zone, and is steadily expanding participation in this construction industry job-readiness program. Given existing demand, graduates are being hired immediately upon completion. With the additional demand on the horizon, M.A.P.P. is looking to grow exponentially. Senator Schumer has provided the Port of Albany with \$1.5 million for the development of an additional workforce training facility in the South End.

Capital Region BOCES operated the Capital South Campus Center on Warren Street until mid-2023. They recently opened a new Adult Education Campus on South Pearl Street to offer High School Equivalency and English as a Second Language classes. Hudson Valley Community College (HVCC) recently occupied the Capital South Campus Center, now identified as the Capital District Educational Opportunity Center (EOC) at HVCC South. In addition to the EOC, HVCC is also continuing the operation of several additional programs including the provision of childcare and workforce preparedness and skills development. They are further pursuing a local opportunity for a new extension site in Albany focused on providing credit-bearing and non-credit skills-based career and academic training to economically and academically disadvantaged students; non-traditional students; and other populations most at risk of not completing advanced education.

Beyond the Port, additional private investment is also beginning to percolate. Two national multi-purpose convenience chains have established locations to meet local needs. Local small businesses are also taking notice of the momentum. A beloved regional chainlet, Hatties, is opening on lower Madison Avenue. Capitalize Albany's small business grant programs have recently provided start-up, rehabilitation, and expansion resources to roughly 17 small, retail businesses in the surrounding area. And the Community Loan Fund purchased the former Coliseum mall to develop its Community Investment Trust, a community-owned retail incubation cooperative with nearly 85% occupancy, 35% higher than at the time of the acquisition.

These investments have all been supported by more than \$60 million of public infrastructure investments made over the past decade. Supportive investments range from \$2.4 million in roadwork and streetscape and the \$55 million Beaver Creek stormwater mega project, to the \$30+ million Lincoln Park and Pool redesign and redevelopment and phased South End Connector linking cyclists and pedestrians with the regional Rail Trail. The City of Albany has made a deep commitment to investing in the South End's future.

### Future Momentum

The energy in the South End built from this momentum

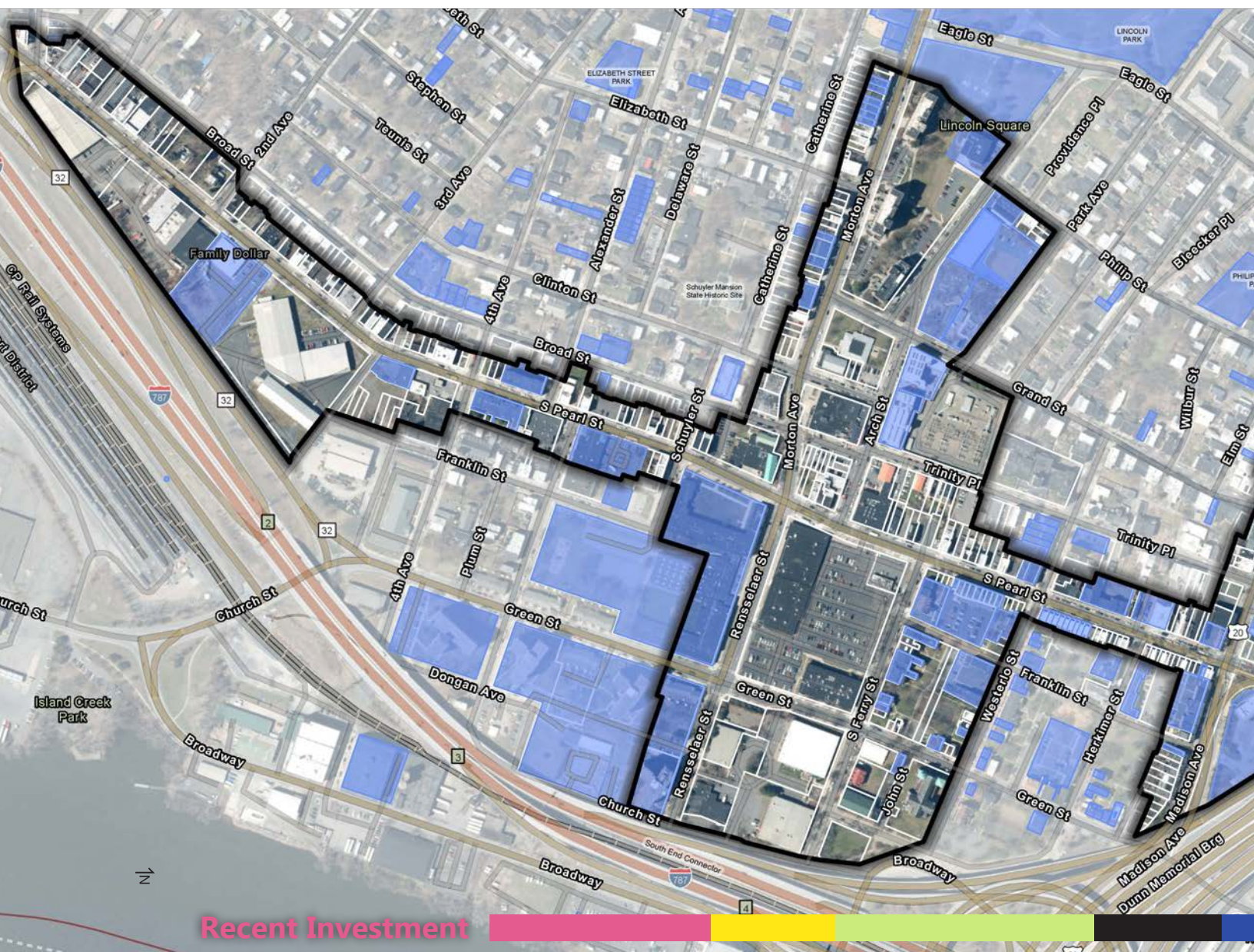


is palpable. Evidence of the community's optimism about the future is bursting all throughout the Zone. Arts and cultural venues like the African American Cultural Center are expanding and drawing thousands of visitors throughout the year to authentic events like the Juneteenth festival. Children from all over the Region are visiting the Radix Ecological Sustainability Center and Schuyler Mansion as they continue to grow and expand their offerings. The South End Grocery opened in December 2022 at the intersection of Madison and South Pearl, bringing accessible fresh food to the one-time food desert. Its parking lot is already hosting the weekly South End Night Market - a regional destination for BIPOC entrepreneurs to showcase their products and expand their customer base.

This past investment and the existing commitments to ongoing investment show tremendous potential for South Pearl. As the neighborhood moves beyond its stabilization phase, and as investment energy begins to mount, South Pearl is poised to move into growth mode. A major strength setting South Pearl apart is existing site control of project-ready opportunity sites. AHA's four

acres at Lincoln Square and ~25,000SF at 15 Warren are immediately developable. More than 20,000SF of Class B office space are available to strategic uses through the Campus of Hope. The City and County have also welcomed the idea of reconfiguring their existing spaces within the Zone to offer new development opportunities as well as anchor tenants. As opportunities arise, site control will not be a barrier.

The following map and table highlight many recent investments, including CFA Supported Projects, both within and within 0.5 mile of the target DRI area. The City, and our community and private sector development partners, has undertaken these projects consistent with the strategies set out in our Albany 2030, USDO, the Capital South Plan and 2023 Update, Historic Preservation Plan, and Bicycle Master Plan. The Region's challenge is to maximize the impact of these investments by seamlessly connecting the South Pearl DRI Zone to surrounding districts and infusing this Zone with sustainable vibrancy. The future potential investments identified within this application - both proposed and opportunity - offer an unprecedented opportunity to amplify, accelerate and



Recent Investment



execute the transformation of South Pearl.

Passion for and commitment to revitalizing the South Pearl DRI Zone and the greater South End is strong and inspiring ongoing investment. The DRI is needed to fuel and activate this momentum and fill in the gaps of vacant buildings and disconnected streetscapes amidst South Pearl's bright spots of recent investment and new housing. DRI assistance can serve as the strategic planning financial catalyst for adapting buildings to new uses, providing new convenient parking as demanded, and reconnecting and activating isolated locations.

Section Nine of the application showcases Transformative Project Opportunities already identified by the local community. These projects have moved beyond the "idea" and "concept" phases, each attaining a combination of site control, initial funding, preliminary design and committed partners that could enable them to advance with DRI assistance. Because of the forward momentum throughout the Zone, additional projects will almost certainly arise through the participatory community engagement conducted through the State's DRI process. The depth of

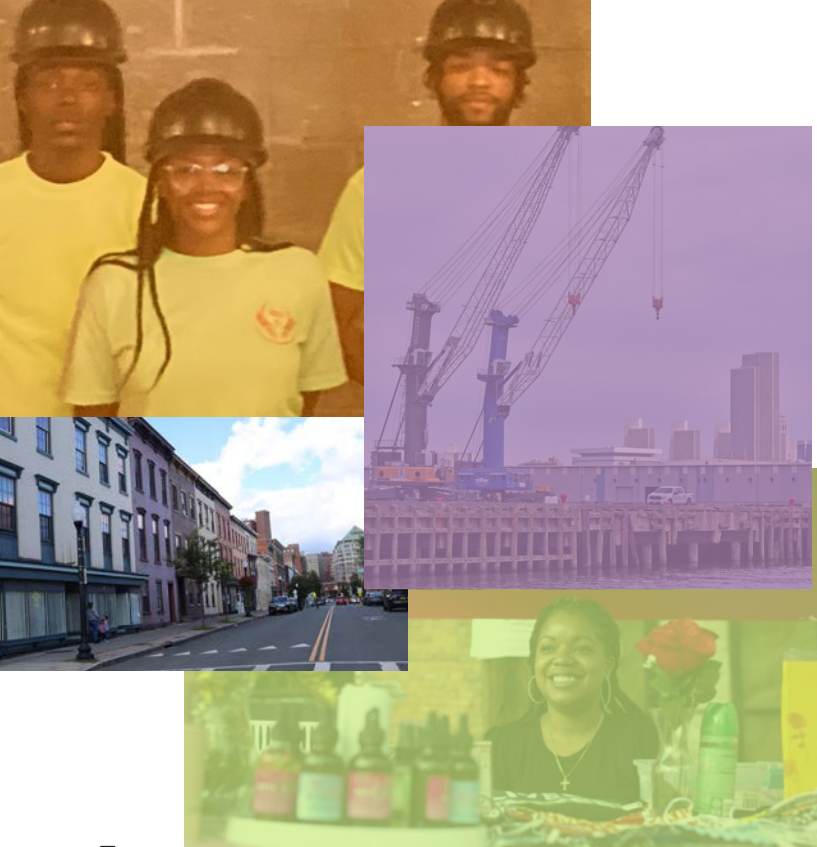
possible projects showcases the Zone's future potential, and ensures that DRI funding will not only be utilized in an effective and timely manner, but also that the effort will continue to leverage results for years to come.

Consistent with the Core revitalization strategy of the CREDC, an investment through the DRI now will facilitate the connections necessary for ushering in South Pearl's inclusive revitalization. These investments deserve priority. As the downtown residential population grows, this diverse mix of cultures and people will catalyze South Pearl's future through increased activity, creativity, and consumer demands, and its market appeal will only grow further.



Recent Investment (since 2012)					
Project	Total Investment	Within South Pearl DRI Zone	Within 1/2 mile of DRI Zone	NYS / CFA Project	City-Led/Supported (ARPA, CAIDA, Capitalize Albany)
<b>25 Warren Street</b> - Acquisition of a building for low- to no-cost lease to local nonprofits including YouthFX and South End Children's Café	\$320,000	●			●
<b>Beaver Creek Clean River Project</b> - Construction of treatment facility within Lincoln Park to improve the water quality of the Hudson River	\$55,000,000		●	●	●
<b>Capital South Campus Center</b> - new mixed-use educational center and HVCC EOC branch	\$6,975,000	●		●	●
<b>Community Investment Trust</b> - Acquisition of building and creation of a cooperative small business incubator with commercial stores and community space	\$1,850,000	●			
<b>Destroyer Escort Historical Museum</b> - Dockside facility updates; new amenities for	\$1,500,000		●		●
<b>Family Dollar</b> - The addition of a new 8,000 square foot retail store	\$750,000	●			
<b>Grand Street Community Arts Center</b> - Renovations to 5,000 SF space into year-round multiuse	\$257,000	●			●
<b>Habitat for Humanity</b> - Develop 100 new affordable homes for first-time homebuyers	\$27,000,000	●			●
<b>Hattie's Restaurant</b> - Business for Good acquisition and renovation of 121 Madison Avenue	\$530,000	●			
<b>Historic Albany Foundation</b> - Historic preservation of 48 Hudson Avenue to relocate headquarters and expand offerings	\$2,579,375		●	●	
<b>Historic Cherry Hill</b> - Accessibility improvements including paving repairs, tree management, picnic tables, and wheelchair access	\$333,350		●		●
<b>Historic Pastures Mansions</b> - Rehabilitation of 246 units of affordable housing	\$40,300,000		●	●	●
<b>Homeowner Rehabilitation &amp; Emergency Repair Funds</b> - Financial assistance to owner-occupied homes for rehabilitation and emergency repairs	\$840,000	●			●
<b>Lincoln Park</b> - Investments in accessibility and safety, green infrastructure and ecology, and improved or new amenities	\$5,870,000		●		●
<b>Madison Avenue and So. Pearl Street Revitalization</b> - Roadway resurfacing, striping, new sidewalks and pedestrian safety improvements	\$2,360,000	●			●
<b>Mansion Initiative</b> - Purchase of 100 Grand St and rehabilitation of 71 Grand St for affordable	\$80,000		●	●	
<b>MAPP Workforce Training Center</b> - Center created to facilitate increased minority participation in the building and construction trades	\$355,000	●			●
<b>Mokhiber's Wine and Liquor</b> - Construction of new store for family-run business opened in 1945	\$600,000	●			
<b>MVP Arena</b> - Renovations to County-owned arena and attached garage	\$23,300,000		●	●	
<b>MVP Fitness Court at the South End Connector</b> - free fitness amenities	\$175,000	●			
<b>Park Revitalization</b> - Elizabeth Street, Hoffman, Mount Hope, Krank, and Philip Street Parks	\$416,099		●		●
<b>Port of Albany</b> - Maritime infrastructure improvements and expansion at the Port of Albany	\$150,000,000		●	●	
<b>South End Campus of Hope</b> - Feasibility study for creating a poverty/employment resources center	\$32,500	●		●	
<b>South End Improvement Corporation (SEIC)</b> - Repairs & Emergency Housing Repairs	\$1,486,000	●		●	
<b>Small Business Grant Programs</b> - Capitalize Albany Corporation grants to support various small businesses both within and adjacent to the Zone	\$127,694		●		●
<b>South End Connector</b> - Multi-Use Trail linking the Helderberg Hudson Rail Trail to the Mohawk Hudson Hike-Bike Trail	\$1,700,000	●			●
<b>South End Grocery</b> - Redevelopment of former South Pearl McDonalds into a fresh food supplier and grocery store	\$1,100,000	●			
<b>South End Homeownership Downpayment Assistance</b> - Financial assistance to homebuyers for downpayment assistance	\$110,000	●			●
<b>South End Partners, LLC</b> - Development of 11 affordable single family townhomes	\$4,225,000	●			●
<b>Steamboat Square Revitalization Phase 1</b> - Rehabilitation of 51 affordable apartments and creation of 37 new affordable units	\$40,541,260	●			
<b>Trinity Alliance</b> - Capital investments supporting colocation of services and increased capacity	\$15,000,000		●		●
	<b>\$385,713,278</b>				





## 5 Recent & Impending Job Growth

In the South Pearl DRI Zone, jobs have been historically concentrated in the government, construction, warehousing, transportation, and healthcare sectors. A significant portion of existing jobs lie within the 'Government' sector due to proximity to the State Capital as well as centers of County and municipal government, and include administration, policy, facilities management and related fields like advocacy and legal services.

Healthcare and Human Services opportunities are abundant with Albany County's Department of Health and St. Peter's Hospital medical facilities located within the Zone. South Pearl's elevated employment in health and human services sectors is, however, due primarily to its immediate adjacency to the Albany Medical Center and V.A. Hospital campuses employing more than 10,000 people combined. Those campuses also abut significant employment centers at the Albany College of Pharmacy, Albany Law School and Albany Medical College, and Giffen Elementary on South Pearl and nearby Thomas O'Brien School of Science and Technology and Hackett Middle School round out a variety of education sector opportunities. There are presently a wide variety of job types, skill levels, and salaries with meaningful potential for mobility available, and all are accessible via transit, with many conveniently walkable or bikeable.

Beyond the "feds, eds and meds", there are notable private employers both within the DRI Zone and adjacent to it. Equal Vision Records/MerchNow, a record label and merchandise manufacturing and fulfillment company that has been in the Capital District for almost 30 years, is nearing acquisition of 400 South Pearl Street. Having recently acquired a record manufacturing facility in Vermont, all operations will be relocated to their new home in the South End. A proposed Catalyst DRI project, Equal Vision Records/Merch Now anticipates a \$2 million total investment, including the purchase of new equipment and creation of new jobs.

Downtown Albany, within a 10-minute walk of the South Pearl DRI Zone, supports more than 40,000 office workers daily and is home to diverse restaurants, theaters and performance venues of varying scales and capacities, and arts, culture and recreation attractions such as the new Albany Skyway. These attractions and amenities will serve to complement South Pearl's offerings.

Augmenting the jobs currently available, what is most exciting about the future for the South End - and the South Pearl DRI - are the incredible employment opportunities on the horizon.

### Green Means Go! Renewable Energy Opportunities

The South Pearl DRI Zone's maritime neighbor, the Port of Albany, is set to take on a project of monumental proportions - the construction of the nation's first offshore wind tower manufacturing facility. This \$600+ million project will transform 80-acres at the Port into a world class manufacturing facility and maritime operation, creating up to 550 jobs in the process.

A joint venture between Marmen Inc. and Welcon A/S with partner Equinor Wind US LLC will lease the site, including more than 600,000SF of manufacturing space, to fabricate offshore wind towers and create an initially estimated 350 jobs including welders, electricians, assembly workers, painters and support staff. According to the 2022 New York Offshore Wind Workforce Gap Analysis produced for NYSERDA, New York State is projected to see offshore wind jobs grow by 18,000 to 23,000 jobs from 2019 to 2040.

As much of the South End's workforce is not yet trained in these trades, project partners and local educational institutions are preparing to provide the training and skills development needed by the local workforce to access these jobs. Marmen Welcon and the Port of Albany have proposed a new training facility to be located in the South End to ensure local individuals have the skills needed to support the incoming off-shore wind turbine facility at the Port.

HVCC was also named among the first proposals to receive funding for early training and skills development for disadvantaged communities as part of New York State's Offshore Wind Training Institute. HVCC now offers a two-year associate degree in welding and fabrication and will focus student recruitment efforts on priority populations in urban and rural disadvantaged communities, providing full or partial scholarships to participants. Proposed Catalyst DRI project, HVCC South, will expand the College's presence in the City of Albany to significantly increase educational and training opportunities for residents of the South End and surrounding neighborhoods.

With Albany already the economic hub of the Capital Region - with more jobs in the city than in all other Capital Region cities combined and roughly a third of all jobs in the Region - preparing and connecting residents of the Zone to these emerging job opportunities taking root just outside of the target DRI area will be key to the Region maximizing the potential of this once-in-a-century project. An investment by the DRI now can help these projects catalyze millions of dollars of additional investment and achieve inclusive and equitable growth.



## 6 Quality of Life

The City of Albany recognizes that in order to compete for new businesses, investment, jobs, and residents that it must create a community where people want to live, work, learn, and play. It cannot focus on infrastructure and financial incentives alone in order to attract and retain tomorrow's workforce. It must cultivate and grow an interesting, exciting, fun, and authentic community with a strong sense of place that inspires tomorrow's talent.

Over its history, the South End has been defined by the prosperity evoked by Schuyler Mansion and a rich tradition of welcoming working-class immigrant communities into a neighborhood that helped them thrive. Systemic policy failure, including devastating redlining practices and the decimation of hundreds of homes and businesses to create the Empire State Plaza, isolated this community, cutting its residents off from opportunity. Since the early 2000s the City and the South End community have been working on local quality of life concerns like blight, poverty and crime that have resulted from these systemic issues. The 2007 South End Strategic Plan was developed to guide and facilitate neighborhood improvements and projects to address these issues. While significant progress has been made, challenges persist that need targeted investment.

The 2023 Strategic Plan Update reexamined the local quality of life through the lens of the historic policies that shaped the South End of today, reporting progress made since the 2007 Plan. The 2023 Update was informed by an analysis of current demographic, socioeconomic and market conditions and public engagement activities, including surveys and outreach to community groups to reaffirm the core strategies of the 2007 Plan. Responses to an August 2023 survey conducted by the Planning Department report the top three short-term priorities as: Create a reuse strategy for abandoned properties; expand cultural opportunities for neighborhood youth; and create a vision for strategic site for development projects.

The South Pearl DRI Zone and the greater South End neighborhood, however, exhibit the inherent qualities and identity to be a truly livable community and to support a diverse population. A few of the many quality of life strengths include the neighborhood's historic architecture, walkability, parks, community gardens, diverse businesses, and a dedicated network of neighborhood residents and community organizations.

### Housing

The South Pearl DRI Zone includes a variety of housing types, ranging from high density workforce housing to single family residential homes that are immediately adjacent to the neighborhood commercial corridor. Numerous local partners have been working for more than two decades on creating and maintaining affordable housing within the Zone and its directly surrounding area. Significant efforts by the Albany Housing Authority, Habitat for Humanity, Albany Community Development Agency, and private partners such as South End Improvement Corporation to de-densify existing affordable rental housing and create more neighborhood-scale affordable housing development, rehabilitation and homeownership opportunities. Projects currently proposed and in the pipeline envision mixed-income and market-rate properties being added to the mix.



### Historic Architecture

Comprised of components of three different nationally-recognized historic districts – the South End–Groesbeckville Historic District, Pastures Historic District and the Mansion Historic District – the impressive architecture of the South Pearl DRI Zone reflects the multiple layers of culture and community that has shaped it for more than a century. These historic structures serve as both reminders of the South End's more prosperous past, as well as represent an intrinsic value that is not easy to replicate.

### Community Gardens, Parks & Public Spaces

There are five city parks/public spaces within 0.5 mile of the South Pearl DRI Zone – one of which is Historic Lincoln Park. Lincoln Park is a massive, 50+ acre municipal landmark that features a swimming pool, tennis courts, basketball courts, and football and baseball fields. It is currently undergoing an extensive \$30+ million multi-phase project, which includes fitness, cultural, and green infrastructure improvements.

Additionally, the City recently completed Phase 1 of The South End Connector, a Multi-Use Trail linking the Helderberg Hudson Rail Trail to the Mohawk Hudson Hike-Bike Trail. This is the City's first physically separated bicycle and pedestrian path. Phase two of the plan is anticipated to be completed in coming months.

The Radix Ecological Sustainability Center is yet another neighborhood asset, showcasing and providing educational programming to area children and adults regarding sustainable systems such as a bioshelter, bioremediation, rainwater harvesting, microlivestock, aquaculture, composting, apiculture, and others.

The City of Albany is a Certified Climate Smart Community, Tree City USA, and a Preserve America Community.





### Transportation for All

Transit Oriented Development (TOD) & Bus Rapid Transit (BRT): Recently, the City completed a TOD Guidebook that identifies benefits of a TOD in Albany and key study nodes for pilot overlay zones. With its three stops within the DRI Zone boundary, CDTA's BRT Blue line connects South End residents and visitors to Downtown Albany, Cohoes, Menands, Troy, Waterford and Watervliet. The corridor has more than 2 million boardings annually, making it the third busiest transit corridor in the Capital Region. In addition, the Zone is within easy walking distance of neighborhood shops and restaurants, as well as Downtown Albany's many attractions.

### Healthcare Facilities

With three hospitals and countless medical offices and community healthcare providers, the City of Albany provides convenient access to healthcare. These facilities include the nearby Whitney M. Young, Jr. Health Center serving nearly 20,000 individuals, walkable Albany Memorial Hospital and nearby Albany Medical Center - northeastern New York's only academic health sciences center and one of the largest employers in the Capital Region.

The South Pearl DRI Zone itself is home to the County Department of Health, which provides access to health services and has an on-site pharmacy. Nearby, the Albany College of Pharmacy and Health Sciences operates the Collaboratory, which provides services including: Food Assistance, Health Insurance Navigation, Health and Medication Literacy, Chronic Disease Self-Management Programs, HIV Adherence Monitoring, Housing and Shelter, Medication Reviews, and Individual and Family Support.

St. Peter's Family Health Center provides a full range of health care services for the entire family, including routine care for illness, injury and chronic medical conditions; preventive health and wellness screenings; routine immunizations and preventive inoculations; and sick visits by appointment. Further, Lincoln Pharmacy (in operation since 1935) is located just up Morton Avenue from the Zone.

### Cultural & Historic Sites

This proud, predominantly Black community is home to the African American Cultural Center of the Capital Region, which offers educational, cultural and performing arts, programs, activities, and exhibits that promote awareness and raise the collective consciousness of all ethnicities to the rich and vibrant history, contribution, and culture of African Americans. Other notable arts organizations and businesses include Grand Street Arts Center, Youth FX, and the anticipated 2024 addition of Equal Vision/Merch Now.

Just outside of the Zone boundary lies the Schuyler Mansion Historic Site, which hosts exhibitions, school and group tours, and public programs year-round. Also within walking distance of the DRI, Historic Cherry Hill Mansion's grounds and gardens are open and free to the public during tour times.

### Access to Healthy, Fresh Foods, Restaurants & Retail

Located at the home of the South End Grocery at 106 South Pearl Street, the South End Night Market began nine years ago and operates every Thursday evening from late May until mid-November. The Market and Grocery both provide the community with access to healthy and affordable food options.





**“Your perspective is everything. That goes into the whole mentality you have of a certain place. Once you’re able to shift the perception and mentality, people will start taking more pride and more respect for the environment.”**

**Angelo Maddox**  
Owner, Fresh & Fly Clothing

The South End Children’s Café offers access to quality food as well, and driven by a mission to impact food security, address food equality and food justice, enhance academic success and positively influence the physical and mental health of children by offering free, healthy meals along with homework help, academic enrichment, mentoring, exercise and participation in the arts.

A recent Radix Center effort supported by NYS Department of Environmental Conservation and the City planted 25 trees along Warren Street up to Eagle Street, Philip Street, and south of Lincoln Park. The project is part of the South End Biocultural Diversity Forest program, creating a “food forest” in the South End neighborhood through the planting of up to 150 edible fruit trees.

The South Pearl DRI Zone is home to the 24,000-square foot Community Investment Trust, El Pilon Market, Café Capriccio, Betty Boop Diner, numerous other local businesses and is the future home of Hattie’s Restaurant. The neighborhood is also supported by a Family Dollar store located at 418 South Pearl Street.

### **Workforce Development**

The Multi-Craft Apprenticeship Preparation Program (M.A.P.P.) is a program that trains workers for unionized construction apprenticeships focused on recruiting low-income and workers of color. In August 2022, the M.A.P.P. program received a \$300,000 investment to provide individuals with the skills needed to support the incoming off-shore wind turbine facility at the Port.

HVCC South on Warren Street currently operates literacy development and workforce entry preparation programming.

Additionally, a proposed project for the South Pearl DRI, the Salvation Army’s South End Campus of Hope, aims to create a community hub dedicated to workforce development and the alleviation of poverty.

### **Committed Neighborhood Organizations & Advocates**

One of the South End’s greatest assets for quality of life is the dedicated community stakeholders and organizations working on behalf of improving life in the neighborhood. The South End Improvement Corporation provides resources for homeownership and local revitalization. AVillage and Trinity Alliance provide service and resource coordination and coordinate advocacy efforts. AVillage has also implemented a neighborhood ambassador program that pays block stewards to serve neighborhood efforts such as clean-up and monitoring quality of life issues. South Pearl also benefits from the long-standing South End Neighborhood Association and Downtown Business Improvement District, which covers a portion of the Zone. In recent years, these dedicated nonprofits have convened the South End Community Collaborative, coordinating and organizing their collective efforts.

To continue to build on this beauty, vibrancy, and current momentum, South Pearl needs to leverage its significant public-private partnerships with DRI resources to effectively stimulate both public and private sector investment as well as making specific projects economically and logistically feasible.



## 7 Supportive Local Policies

The City of Albany has implemented and continues to develop the policies necessary to build a foundation for enhanced livability and quality of life in each of its many diverse neighborhoods. The table at the bottom of the page highlights all of the many policies that the City of Albany already has in its toolkit. Combined, these policies have the ability to positively influence every aspect of life in the South Pearl DRI zone.

The 2023 South End Strategic Plan Update was published in anticipation of this year's DRI. An investment in the South Pearl Zone will facilitate its implementation, giving rise to projects reflecting the community's vision and objectives. To develop the Updated Plan, City of Albany staff members identified as points of contact for the South End neighborhood engaged the community through attendance at local meetings and survey distribution. The survey, designed and collected by the City's Department of Planning and Development, sought to identify the community's priority short-term goals and initiatives. Of the options presented, 60% of responses identified potentially eligible activities through a DRI award.

In addition to the above, the City has implemented numerous additional policies to address key priorities, which positively impact livability and quality of life within the South Pearl DRI zone and the City as a whole:

- 2019 passage of the Mayor's Equity Agenda, which prescribes specific considerations for equity in City expenditures;
- Passage of an "inclusionary zoning" ordinance requiring new apartment complexes and mixed-use

- developments with 20+ total units to make 7 - 13% of the units affordable to city residents;
- Passage of Good Cause Eviction to provide good-standing tenants ability to maintain long-term residency and prevent predatory rent increases;
- Creation of Use-Specific Standards and a neighborhood stabilization coordinator position to develop strategies to disincentivize disrepair;
- Establishment of the Neighborhood Services Department and its Neighborhood Specialists, City employees assigned to specific areas across the City
- Creation of an overlay zone specifically for the portion of the South End that includes the County-owned DMV site to reflect the community's vision;
- Finalization of the City's Historic Preservation Plan, which outlines the vision, goals, and strategies to protect and manage significant historic resources;
- Creation of the One-Stop Shop at 200 Henry Johnson Blvd to provide residents with centralized access to city development and homeownership-related permits and services;
- Introduction of Proactive Demolitions and Emergency Repair policy to attempt to save properties before demolition is necessary;
- Addition of online See-Click-Fix for reporting unsafe conditions/property violations;
- Increased Vacant Building Fee from \$200 up to \$1000 for properties that are vacant more than four years.

With current policies and their advancing implementation, the Zone is strategically aligned with the primary objectives of the CREDC through its growth benefiting the entire Region as a catalyst. The next step for South Pearl will be to use the DRI to expand on and leverage their further implementation.

Quality of Life Policies			
Category	Policy	Does the City of Albany have this?	Name
Planning & Implementation Documents and Policies	Regional Strategic Plan	●	Capital 20.20 & Opportunity Agenda
	Citywide Comprehensive Plan	●	Albany 2030
	Downtown Strategic Plan & Market Analysis	●	Impact Downtown Albany Strategy
	Neighborhood Revitalization Plan	●	Capital South Plan: SEGway to the Future; 2023 Strategic Plan Update
	Local Waterfront Revitalization Plan	●	City of Albany Local Waterfront Revitalization Plan
	Brownfield Opportunity Area (BOA)	●	South Waterfront District BOA
	Tax Incentives	●	485A, 485B, City of Albany IDA
Zoning & Transportation	Multimodal Transportation	●	TOD Guidebook & BRT BusPlus
	Sustainable and Progressive Zoning Ordinances	●	Rezone Albany
	Complete Streets	●	City of Albany Complete Street Policy & Design Manual
	Bicycle Master Plan	●	City of Albany Bicycle Master Plan
Structure	Economic Development Organization	●	Capitalize Albany Corporation
	Business Improvement District	●	Downtown Albany Business Improvement District
	Neighborhood Association	●	South End Neighborhood Association
	Public Housing Authority	●	Albany Housing Authority
	Land Bank	●	Albany County Land Bank Corporation
	Public Parking Authority	●	Albany Parking Authority
Inclusiveness	Equal Employment Opportunity	●	City of Albany Affirmative Action Plan
	Fair Housing	●	City of Albany Housing Affordability Task Force
	Coordinated Advocacy	●	South End Community Collaborative
	LGBTQ Support & Resources	●	Capital Region Pride Center
	Internet Connectivity	●	City of Albany Broadband Study
	Equity Agenda	●	City of Albany Equity Agenda
	Community Policing	●	Albany Police Advisory Committee



## 8 Public Support

**The South Pearl DRI Zone has no shortage of organizations and individuals that are supportive of and actively working for revitalization of the community. Organizations such as the South End Neighborhood Association (SENA), AVillage, Trinity Alliance, the African American Cultural Center, Youth FX, The South End Children's Café, Salvation Army, South End Community Collaborative (SECC), and South End Improvement Corporation (SEIC) are all working to address quality of life issues and celebrate the community's culture.**

Given the extensive support network for this DRI Zone and recent community engagement efforts, it was imperative that DRI engagement built from the community-driven priorities identified in the 2007 Strategic Plan and 2023 Update. That foundational effort included public engagement led by the City's Department of Planning and Development and their project team to conduct a series of group and individual stakeholder interviews over the past two years. Stakeholders were invited to discuss the implementation status of the 2007 Strategic Plan recommendations, as well as current neighborhood strengths, needs, and opportunities.

In addition to input through stakeholder interviews, the City and their project team participated in over 100 meetings/community events to keep the public informed and collect additional information. These meetings/events included those held by the aforementioned community groups as well as 518 S.N.U.G., Bridge Tha Gap and many others. The City's Planning Department consolidated all this critical community input into the 2023 Strategic Plan Update.

With this foundational community engagement, the City of Albany and Capitalize Albany launched the public engagement process in preparation for the sixth round of the Downtown Revitalization Initiative by hosting a kickoff meeting for critical stakeholders identified as potential Local Planning Committee members. The City subsequently launched a South Pearl DRI web page, a public survey and held two interactive public workshops at the Albany Housing Authority, augmented by a 40-participant dedicated meeting of the SECC.

The City web page was used to complement the two primary methods of soliciting community input by encouraging attendance at the public workshop and steering stakeholders to the online survey. The initial interactive workshop introduced the neighborhood to the DRI process and had roughly 50 community stakeholders in attendance. Facilitated exercises were used to solicit feedback on the South Pearl vision, priorities, and project ideas.

The survey was provided in online and hard-format, with both English and Spanish versions available. It was used to solicit feedback on the South Pearl vision, priorities, and project ideas from those stakeholders and project sponsors unable to attend the workshop. The survey was distributed through a mass email, direct distribution in the community, and the City of Albany's DRI web page.

At the second public meeting, participants selected the final South Pearl DRI vision, and findings from the community workshop and survey were presented to a group of approximately 40 stakeholders. Collectively, workshop participants represented a cross-section of county and city officials, neighborhood leadership, private business owners, property owners and developers, as well as nonprofits, banking institutions, and local residents.

The South Pearl DRI team has a strong track-record of innovative and productive community engagement, and this experience will strengthen the level of success for DRI implementation. There is a robust base of engaged stakeholders who have already bought into vision, have a clear, shared definition of success and are excited to elevate South Pearl. If nominated for the DRI, the City of Albany is eager to continue the public engagement process and provide significant opportunity for expanded outreach, including web page updates regarding the Strategic Investment Plan process.

### **Spotlight on Community Engagement**

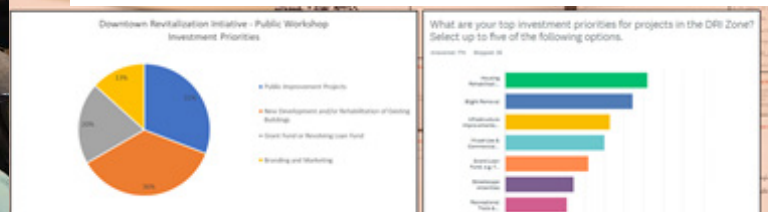
The two-part South Pearl DRI workshop series was facilitated in 2022. The first meeting allocated "DRI Dollars" to the room and asked the group of 40+ stakeholders to distribute the funding across various investment categories (see chart on page 15). When presented with the need to allocate dollars, the room was challenged to make tough decisions and truly identify their collective priorities. Following this activity, the group was asked to list priority projects in each category based on the first exercise and identify pipeline projects and opportunity sites on maps of the Zone. Online engagement mirrored these exercises through a brief seven question survey, which included an open call for projects, and yielded nearly 180 responses.

Both in-person and online engagement identified three priority project types: New development and rehabilitation of existing buildings, public improvement, and grant and revolving loan funds. The top five investment priorities identified by the survey and supported by workshop participation were: Housing rehabilitation and residential development (71.8%), blight removal (64.4%), infrastructure improvements (52.9%), mixed-use and commercial development (50%), and grant and revolving loan funds (42.0%). These priorities strongly align with the proposed DRI project and catalyst opportunity sites within the South Pearl DRI.



The final South Pearl Vision within this application was developed based on the consensus of workshop participants identified through these exercises. The City's DRI Application team summarized the results of the DRI engagement efforts using maps indicating the recent and future investments, as well reporting out proposed projects identified previously. Further feedback from participants developed a lively conversation that included many thoughtful questions, concluding in the affirmation of the application contents. The workshop closed with one participant stating, "We're going to win," and the crowd erupted in cheers.

The team's stakeholder outreach efforts built upon the year's communications and solicited feedback from community groups including the SECC and SENA, as well as other stakeholders and interested parties. Analysis of responses from these individuals and organizations as well as the results of an online survey concluded with the majority of participants' overwhelming agreement with the Vision Statement as composed in 2022. In addition, stakeholders were asked to identify their top five priority projects and any new pipeline projects. The top projects were: HVCC West (77%); Steamboat Square Phase 2 (67%); Streetscape Amenities (65%); Micro Grants & Loans (63%); and the South End Grocery (56%).



Top 5 Investment Priorities:

- #1 Housing Rehabilitation & Residential Development
- #2 Blight Removal
- #3 Infrastructure Improvements, including Green Infrastructure
- #4 Mixed-Used & Commercial Development
- #5 Grant/Loan Fund e.g., for façade and retail improvements

**Laura Trivison**  
Executive Director,  
Improvement Corporation



## 9 Transformative Project Opportunities

Despite the small footprint of the South Pearl DRI Zone, its strategic location and opportune timing mean a range of transformative projects are ready for immediate implementation with an infusion from the Downtown Revitalization Initiative. There are 12 projects primed and ready. The project list on page 18 is organized alphabetically by project name within project type categories according to the identified community priorities within the South Pearl DRI Zone, and addresses a variety of economic development, transportation, housing, and community development needs. These projects touch each of the vision priorities cited above and will leverage already-pledged private investment.

Collectively, these projects - ranging from streetscape and wayfinding enhancements to a large mixed-use educational campus; from small business assistance to the expansion of a large private-sector manufacturer; from new and expanded workforce development facilities upgrades to a local grocery and outdoor market expansion - will not only have meaningful direct impact on this significant gateway and leverage more than \$280 million of investment. These investments will also support and strengthen the more than \$70+ million of investment currently under way and will continue the exciting momentum in the South End and greater Downtown Albany.

Project sponsors have been preparing their projects throughout the past year, strongly positioning them to be ready for immediate implementation upon DRI assistance. Each of the projects identified below have already begun due diligence and have established some combination of the following critical components of project development: site control, committed development partners, feasibility study implementation, local approvals, and/or financing.

All projects listed will be able to secure these components and are committed to launch within the next year with an infusion of assistance from the DRI.

Overall, the identified new projects listed can provide:

- New Residential (72 Units - 32 affordable/40 market)
- Rehabbed Residential (343 Units - affordable)
- Retail (15,000 SF)
- Commercial (65,000 SF)
- Workforce Development/Institutional/Academic (80,000 SF)
- Streetscape Improvements (1 mile)

These Catalyst DRI projects, identified in the DRI project list on page 18, will realize the vision for the South Pearl DRI Zone. There is significant potential for future investment in South Pearl, and the key to unlocking it is the Downtown Revitalization Initiative. The DRI investment would leverage at least \$280 million in the current project pipeline.

These projects were reviewed in numerous community and stakeholder meetings and have broad community support. They are transformational in scale, advance specific CREDC strategies and DRI goals, are proposed by credible sponsors with established track records of success, and are ready to proceed when DRI funding selections are made in 2024 with anticipated completion within 24 months.

### Future Opportunities

In addition to the 12 proposed projects in the current pipeline, prior South End strategic planning efforts and public engagement for the DRI application identified at least five major opportunity sites owned by City, County or other public and private partners that are open to the idea of making these properties available for a future redevelopment that will maximize the utilization of these







1 Community Inv. Trust



2 Equal Vision/Merch Now



3 HVCC South



4 M.A.P.P.



5 St. John's



6 Campus of Hope



7 Children's Cafe



8 Grocery & Night Market



9 Steamboat Square



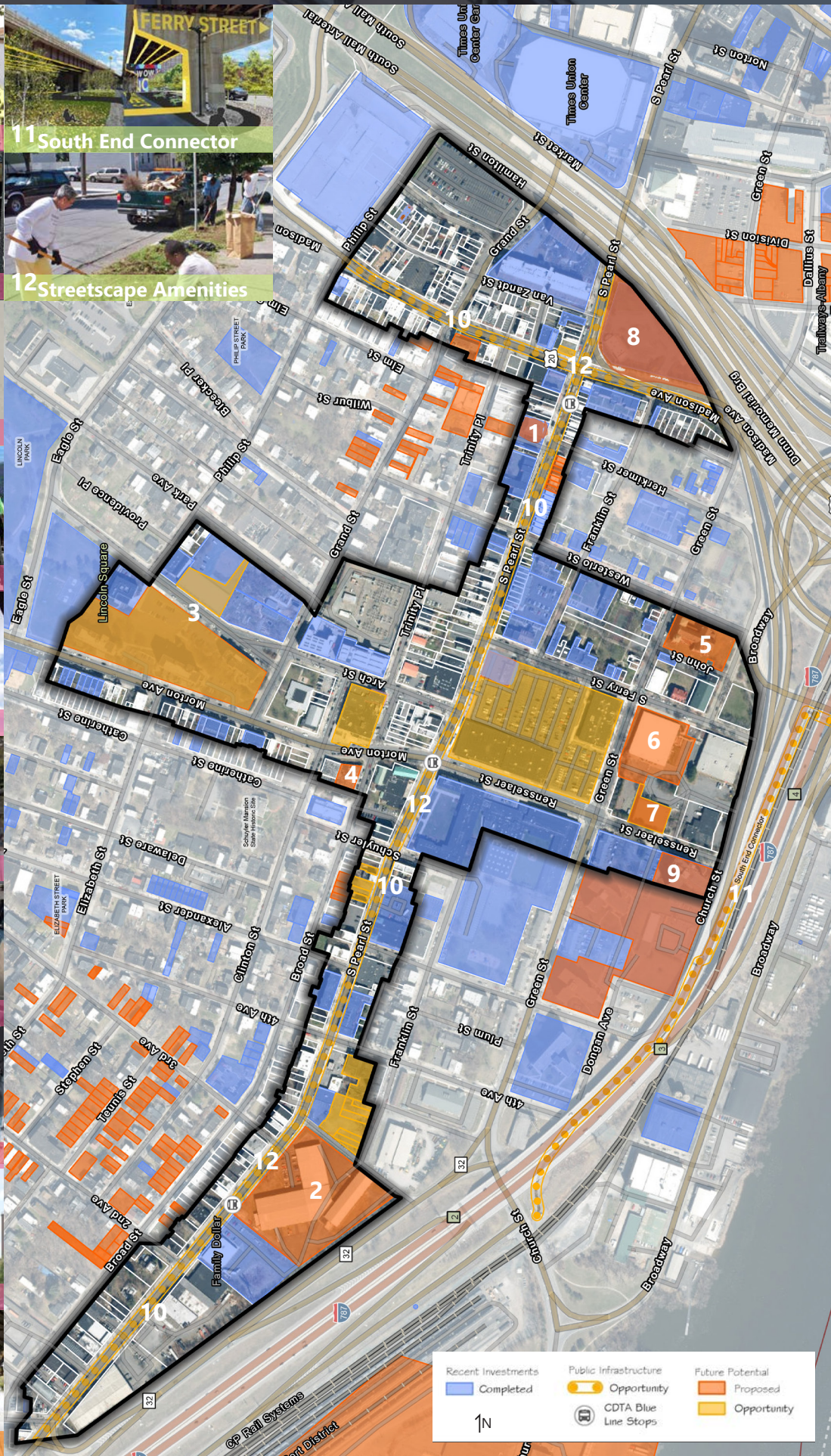
10 Micro Grants & Loans



11 South End Connector
































12 Streetscape Amenities





## Transformative Project Opportunities

### State-Identified DRI Goals

Project Description (in alphabetical order by DRI project category)	Icon Key				Creating an active downtown with a strong sense of place	Attracting new businesses	Enhancing public spaces	Building a diverse population	Growing the local property tax base	Providing amenities
	Ready to Implement within 1-2 Years	New Jobs?	New Project?	Future Phase?						
										
New Development and/or Rehabilitation										
<b>1) Community Investment Trust - 153 South Pearl Street - Est. \$2.85 million investment</b>  										
The Community Investment Trust (CIT) serves as an incubator that offers affordable commercial spaces for rent to nonprofits and small businesses as well as access to technical assistance through the Community Loan Fund at 153 South Pearl Street. The CIT will also enable community members to invest collectively in the building gaining access to dividends, profit sharing, and increased share values.										
<b>2) Equal Vision/Merch Now - 400 South Pearl Street - Est. \$2 million investment</b>  										
Equal Vision Records / MerchNow is pursuing the acquisition of 400 South Pearl Street for merchandise manufacturing and fulfillment and records manufacturing. The relocation of their facility and expansion of their operations will bring and create jobs in the South End.										
<b>3) HVCC South — Warren Street — Est. \$35 million total investment</b>    										
Hudson Valley Community College is proud to potentially partner with the City of Albany to provide enhanced education and workforce training opportunities. The college envisions a new extension site in Albany focused on providing credit-bearing and non-credit skills-based career and academic training to economically and academically disadvantaged students; non-traditional students; and other populations most at risk of not completing advanced education.										
<b>4) Multi-Craft Apprenticeship Preparation Program (M.A.P.P.) — 29 Broad Street — Est. \$750,000 total investment</b>  										
The M.A.P.P. employs an innovative training curriculum which providing participants with common skills, knowledges, competencies and certifications needed to enter any of the building trade apprenticeship. This program has future phases necessary to maximize its success.										
<b>5) Saint John's Church Redevelopment — 142 Green Street — Est. \$6 million total investment</b>  										
Owned and led by Chiou Development, this decades-long vacant former church will be transformed into an apartment building consisting of 40 residential units.										
<b>6) South End Campus of Hope — 40 South Ferry Street — Est. \$2 million total investment</b>   										
The Salvation Army's recently-acquired 20,000 square foot building at 40 South Ferry Street is poised to be transformed into a community hub dedicated to workforce development and the alleviation of poverty. The project is currently under ESD-funded feasibility study to determine the project's full scope.										
<b>7) South End Children's Café - 33 Rensselaer Street - Est. \$3.7 million investment</b>   										
The South End Children's Cafe is in the process of purchasing property at 33 Rensselaer Street, including a 10,000 sq. ft. facility with a commercial kitchen, large community room, gym, and more. The new space will increase the service capacity of the South End Children's Cafe to provide free healthy meals, as well as recreation and enrichment programming for Albany children and youth.										
<b>8) South End Grocery &amp; Night Market — 106 South Pearl Street — Est. \$5.75 million total investment</b>   										
Led by BlueLight Development and the African American Cultural Center of the Capital Region, the South End Grocery will provide an accessible and affordable fresh food option in a food desert. This site is also home to the South End Night Market, which helps connect ambitious and aspiring entrepreneurs to customers and resources. Future phases may include health and community facilities.										
<b>9) Steamboat Square Phase 2 — 220 Green Street — Est. \$225 million investment</b>  										
The Albany Housing Authority will implement the second phase of a revitalization of 3 high-rise buildings and 44 townhomes on Green Street in Albany's South End neighborhood. This development will rehabilitate 331 existing apartments and restore presently decommissioned spaces.										
Grant Fund or Revolving Loan Fund										
<b>10) Micro Grants &amp; Loans — Various Addresses — Est. \$375,000 total investment</b>   										
Building from existing façade improvement, retail fit-up, homeownership and rental improvement programs, a South Pearl specific pool of loan and grant resources would benefit commercial property owners, businesses and homeowners in the Zone, specifically focusing on traditionally disadvantaged populations, BIPOC and locally-owned businesses.										
Public Improvement Project										
<b>11) South End Connector Phase 3 — Est. \$500,000 total investment</b>  										
Led by the City of Albany, the South End Connector is a 1.5 mile multi-use path that connects the Mohawk-Hudson Bike-Hike Trail, as it leaves Downtown Albany, with the Albany County Rail Trail in the South End. Future phases of the project would provide additional amenities to enhance the connector, such as lighting, murals, and additional space for community activities.										
<b>12) Streetscape Amenities — Madison and South Pearl — Est. \$5.8 million investment</b>  										
Led by the City of Albany, infrastructure, wayfinding, art and amenity improvements will benefit the critical South Pearl and Madison commercial corridors, including providing welcoming, engaging and safe gateways to connect to adjacent assets.										





sites and reap additional benefits for the community.

These Opportunity Sites, as listed in yellow on the Catalyst Project map, include:

- 15 Warren Street
- Albany Police Department & Court — 126 Arch Street
- Albany County Board of Elections — 260 South Pearl Street
- Albany County-owned properties on Franklin Street
- Bathhouse #2 — 90-96 Fourth Avenue

The DRI strategic planning process will bring additional attention to these sites, as well as other opportunities within the Zone, that may attract private interest and catalyze new project concepts beyond those currently in the pipeline as the City has seen firsthand with the Clinton Square Downtown Revitalization Initiative.

And the great, proud and determined residents of the South End have no shortage of new ideas for the catalyst opportunity sites that the City of Albany can work on together with New York State should the South Pearl DRI be selected as the CREDC community for Round 7.

Various photos throughout the application provided via the Albany Times Union, Albany Business Review, Schenectady Gazette, Spectrum News and partner organizations including the City of Albany Planning Department, South End Children's Cafe, AVillage, HVCC, M.A.P.P., the African American Cultural Center and others.



## 10 Administrative Capacity

### Building on Recent Success

This is Albany's fifth Downtown Revitalization Initiative application, with a successful application in Round 3 for the Clinton Square DRI Zone. The Clinton Square DRI strategic planning process and subsequent project implementation serve as a prime example of the exceptional administrative capacity available within the City of Albany and local project partners.

Project implementation has been going well over the past four years, making tremendous progress. Specifically:

- The Albany Skyway opened in Spring 2022;
- Clinton Market has completed final design, secured gap funding and is under construction;
- Construction of Albany Parking Authority's Quackenbush Square and New Garage Entrance projects was completed earlier this year;
- Albany Center Gallery has completed 4 murals as part of the Capital Walls Mural Project;
- The Clinton Avenue and Livingston Avenue Streetscape project is under construction and is anticipated to be completed in 2024;
- Land was conveyed from Albany Housing Authority to Albany Community Land Trust for the Ida Yarbrough project in June 2023 for a construction start in July 2023; and
- The development team for the Live, Work, and Exhibition Space at 67 Livingston Avenue has been actively applying for the Tax Credits necessary to complete financing for the project.

All Clinton Square DRI projects are on track and anticipated to be completed within the next 1-2 years. Over the past two years, the City has applied to grant



opportunities selectively, so that staff could prioritize timely implementation and closeout of current awards and line up the City for another successful round of DRI.

### Prepared to Move Forward

With all the progress underway for the Clinton Square DRI, the continued momentum within the Central Business District, and the foundational investments that have occurred within the South End over the past decade, now is the opportune time for the City of Albany to advance the South Pearl downtown revitalization strategy. In anticipation of moving forward quickly upon nomination for the DRI, the City of Albany has established a project team, comprised of a project lead organization and multiple committed partner organizations. Together, these organizations bring a deep experience base and capacity for the effective and efficient administration of public funds. Across each organization, there are many examples of the management of concurrent contracts as well as the management of complex funding sources with diverse and rigorous reporting requirements.

Collectively, the project team has successfully administered numerous state and federal funded grant programs including Community Development Block Grants, New York Main Street grants, RESTORE NY grants, HOME Grants, Affordable Housing Corporation grants, Department of State grants, Environmental Protection Fund grants, and others. These organizations also have extensive experience with ensuring a welcoming public engagement process and transparent decision-making process.

Under the direction of an experienced project lead - Capitalize Albany Corporation - and the collaboration of dedicated and experienced project partners identified below, Albany has strong local capacity ready to execute this Downtown Revitalization Initiative.

### Project Manager

The project manager will be responsible for all aspects of the Downtown Revitalization including grants management, organizing public engagement, coordinating development partners, and incorporating project partners. Capitalize Albany Corporation facilitates transformational

development projects, serving as the City of Albany's economic development arm. A registered 501(c) (3) not-for-profit organization, the Corporation implements programs and resources to create, retain, and attract business in the City of Albany. As of 2023, the Corporation has directly received and managed ~\$20 million in CFA funding, and administers \$100+ million in project activity annually.

### Municipal Implementation Partners

The City of Albany has a dynamic and interdisciplinary Department of Planning & Development staffed by an office of professionals that apply progressive urban planning practices to preserve and protect neighborhoods, manage and promote adaptive land use, and guide sustainable growth in the community. Additional investments to expand community outreach and resources created the Neighborhood and Community Services Department, which employs staff who are each dedicated to serving specific City neighborhoods. This commitment to constituent services aims to positively amplify the quality of life for all of the diverse communities across the City of Albany.

In addition, the City of Albany Engineering Division is a full-service engineering department that provides planning, design, construction inspection, construction administration, and project management services for capital improvement projects to City infrastructure including 60 City-owned buildings, streets, sidewalks, bridges, and parks.

The following chart outlines the roles and responsibilities of these principal community and economic development generators within the city and how they work together for the overall improvement of the community.

One of the South End's greatest strengths is the commitment and passion of residents and organizations that want to see the South End thrive. The City of Albany, and its partners, will bring the same level of commitment and expertise to the Downtown Revitalization Initiative. This team will establish a seamless process that will implement the South Pearl DRI expediently and with positive and impactful results.

Local Administrative Capacity												
Category	Activity	City of Albany (Dept. of Planning & Development, Neighborhood Services, Engineering Division & Albany Water Board)	Capitalize Albany Corporation	City of Albany Industrial Development Agency/CRC	Downtown Albany Business Improvement District	Albany Housing Authority	Affordable Housing Partnership of the Capital Region, Inc.	Community Loan Fund of the Capital Region	Albany County Land Bank	Upstate Black Chamber of Commerce	South End Improvement Corporation	CDTA
Organizational Type		Local Municipality	Private 501(c)(3)	Local Public Authority	Private 501(c)(3)	Local Public Authority	Private 501(c)(3)	Non-profit CDFI	Private 501(c)(3)	Private 501(c)(3)	Private 501(c)(3)	Public Benefit Corporation
Goals/Focus Area												
Policy	Sets economic development policy	●	●									
	Manages regional relationships	●	●						●	●		
	Implements economic development initiatives		●		●				●	●	●	
Project Implementation	Conducts project management	●	●			●	●	●	●	●	●	●
	Engages community in initiatives	●	●	●	●	●	●	●	●	●	●	●
	Provides real property tax abatement	●		●								
Incentives & Financial Assistance	Provides sales tax exemption			●								
	Provides mortgage recording tax exemption			●								
	Provides taxable exempt & taxable bond financing			●								
	Makes grants and/or low-interest loans	●	●	●	●		●	●			●	
	Applies for grants	●	●		●	●	●	●	●		●	●
Administration	Convenes project advisory committees	●	●		●				●	●	●	●
	Holds public forums	●	●		●	●	●	●	●	●	●	●
	Administers grants	●	●		●	●	●	●	●	●	●	●





**CITY OF ALBANY  
OFFICE OF THE MAYOR**

24 EAGLE STREET  
ALBANY, NEW YORK 12207  
TELEPHONE (518) 434-5100  
WWW.ALBANYNY.GOV

**KATHY SHEEHAN**  
MAYOR

September 26, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Regional Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street, Suite 1003  
Troy, New York 12180

Dear Ms. Mahoney, Dr. Rodríguez, Members of the Regional Economic Development Council and the  
Downtown Revitalization Initiative Application Review Team:

As Mayor of the City of Albany, it is my honor to submit our application for Round Seven of New York State's  
Downtown Revitalization Initiative (DRI). I would like to thank Governor Hochul for her continued support of  
downtown revitalization, and I appreciate the emphasis she has placed on upstate New York communities.

As New York's Capital City, Albany has something to offer everyone – a deep-rooted history and culture that is  
accented by exceptional natural landmarks, remarkable attractions, entertaining events, a vibrant night life, and a  
thriving arts scene. Albany has tremendous momentum, and an investment in Albany through the DRI will not  
only strengthen this force but will enable us to truly ignite future economic and community growth.

The South Pearl DRI Zone will anchor and revitalize a one-mile stretch of storefronts, industry and institutional  
uses along South Pearl Street from Madison Avenue to First Avenue. This area is not only a strategic connector  
between the core business district to the north and the Port of Albany, but the commercial heart of the South End  
neighborhood, a predominantly Black community with rich history.


As identified in the application that follows, there are a range of projects and transformative opportunities to  
cultivate a greater sense of place that attracts residents, visitors, and employers from both within and outside the  
Capital Region. The projects included in this year's submission leverage and reinforce the significant recent  
investments in and near the South Pearl DRI Zone and create a more vibrant, welcoming downtown area that  
provides pathways to prosperity. Updates to the lists of these investments as well as new potential projects reflect  
the continuing momentum in the area, and consistent outreach over the past year has reaffirmed the community's  
vision statement and their excitement for partnership with these diverse public and private entities.  
DRI assistance will have an immediate and meaningful impact on South Pearl, through strategic investments in  
placemaking and enhancing public spaces, activation of vacant buildings, business assistance programs, new retail  
and service businesses, diversity in housing options and connecting residents to new job opportunities.



I am grateful for all the stakeholders of the Albany community who have collaborated to shape this plan, and I am proud of the bold vision for the City of Albany South Pearl DRI Zone set forth in the accompanying Downtown Revitalization Initiative application.

Thank you for the opportunity to submit this application to Round Seven of the Downtown Revitalization Initiative, and I look forward to continuing to work with the REDC to support the continued growth and vitality of our community and Capital Region.

Sincerely,



Kathy M. Sheehan  
Mayor  
City of Albany





DANIEL P. MCCOY  
COUNTY EXECUTIVE

COUNTY OF ALBANY  
OFFICE OF THE EXECUTIVE  
112 STATE STREET, ROOM 1200  
ALBANY, NEW YORK 12207-2021  
(518) 447-7040 - FAX (518) 447-5589  
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ.  
DEPUTY COUNTY EXECUTIVE

September 25, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: Downtown Revitalization Initiative (DRI) Round VII  
City of Albany, New York

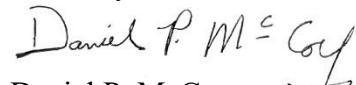
I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input into this application.

The DRI's innovative approach to awarding funding for catalytic initiatives would elevate the central and walkable South Pearl area of the South End neighborhood, which is exceptionally well-poised for this opportunity. The proposed zone serves as the connector between Downtown and the Port of Albany, two districts benefitting from more than \$1 billion of investment for a diverse array of projects that include a number of placemaking efforts, affordable and market rate housing construction and improvements, and manufacturing. Albany has tremendous momentum, and strategic project funding facilitated by a DRI award would leverage and reinforce the significant developments that are taking place within and adjacent to the area.

The South Pearl DRI Zone's rich history and diverse population dates back centuries. If selected for an award, this predominantly Black community will be the driving force behind a revitalized commercial core that fosters inclusive and sustainable growth. Its assets, including a strong neighborhood identity and vibrant arts, cultural, and youth organizations, are a testament to their unceasing motivation for building an equitable and welcoming environment, despite historic adversity.

I respectfully request that my strong support for the proposal as evidenced in this letter be documented, and that you give the City of Albany's application your utmost consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely

  
Daniel P. McCoy  
Albany County Executive



September 25, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

**Re: Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As a stakeholder in the South End, I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal, and hope that you will give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



Sam Fein  
Albany County Legislator  
6<sup>th</sup> Legislative District



**THE SENATE  
STATE OF NEW YORK**



**NEIL D. BRESLIN**  
SENATOR, 46TH DISTRICT

**VICE PRESIDENT PRO TEMPORE**

**CHAIR**

**ETHICS AND INTERNAL GOVERNANCE**

**CHAIR**

**INSURANCE COMMITTEE**

**CO-CHAIR**

**LEGISLATIVE ETHICS COMMISSION**

**MEMBER**

**LEGISLATIVE COMMISSION ON RURAL  
RESOURCES**

**COMMITTEES**

**FINANCE**

**HIGHER EDUCATION**

**JUDICIARY**

**RULES**

September 20, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Mahoney and Dr. Rodríguez:

I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input into this application.

The DRI's innovative approach to awarding funding for catalytic initiatives would elevate the central and walkable South Pearl area of the South End neighborhood, which is exceptionally well-poised for this opportunity. The proposed zone serves as the connector between Downtown and the Port of Albany, two districts benefitting from more than \$1 billion of investment for a diverse array of projects that include a number of placemaking efforts, affordable and market rate housing construction and improvements, and manufacturing. Albany has tremendous momentum, and strategic project funding facilitated by a DRI award would leverage and reinforce the significant developments that are taking place within and adjacent to the area.

The South Pearl DRI Zone's rich history and diverse population dates back centuries. If selected for an award, this predominantly Black community will be the driving force behind a revitalized commercial core that fosters inclusive and sustainable growth. Its assets, including a strong neighborhood identity and vibrant arts, cultural, and youth organizations, are a testament to their unceasing motivation for building an equitable and welcoming environment, despite historic adversity.

I respectfully request that my strong support for the proposal as evidenced in this letter be documented, and that you give the City of Albany's application your utmost consideration.

**ALBANY OFFICE:** ROOM 430 STATE CAPITOL • ALBANY, NEW YORK 12247 • TEL (518) 455-2225 • FAX (518) 426-6807  
**SATELLITE OFFICE:** 61 CHURCH STREET • 3<sup>RD</sup> FLOOR • AMSTERDAM, NY 12010 • TEL (518) 842-2159  
**E-MAIL:** [BRESLIN@NYSENATE.GOV](mailto:BRESLIN@NYSENATE.GOV) • **TWITTER:** @NeilBreslin46 • **FACEBOOK:** NeilBreslin

**ALL MAIL SHOULD BE SENT TO THE ALBANY OFFICE.**



Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
September 20, 2023  
Page 2 of 2

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



Neil D. Breslin  
Member of Senate





PATRICIA A. FAHY  
Assemblymember 109<sup>th</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Committee on Higher Education

COMMITTEES  
Economic Development, Job Creation,  
Commerce and Industry  
Environmental Conservation  
Transportation

MEMBER  
Legislative Women's Caucus  
Task Force on Women's Issues

September 18, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input into this application.

The DRI's innovative approach to awarding funding for catalytic initiatives would elevate the central and walkable South Pearl area of the South End neighborhood, which is exceptionally well-poised for this opportunity. The proposed zone serves as the connector between Downtown and the Port of Albany, two districts benefitting from more than \$1 billion of investment for a diverse array of projects that include a number of placemaking efforts, affordable and market rate housing construction and improvements, and manufacturing. Albany has tremendous momentum, and strategic project funding facilitated by a DRI award would leverage and reinforce the significant developments that are taking place within and adjacent to the area.

The South Pearl DRI Zone's rich history and diverse population dates back centuries. If selected for an award, this predominantly Black community will be the driving force behind a revitalized commercial core that fosters inclusive and sustainable growth. Its assets, including a strong neighborhood identity and vibrant arts, cultural, and youth organizations, are a testament to their unceasing motivation for building an equitable and welcoming environment, despite historic adversity.

I respectfully request that my strong support for the proposal as evidenced in this letter be documented, and that you give the City of Albany's application your utmost consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Patricia Fahy  
Member of Assembly



ALBANY COUNTY  
LAND BANK CORPORATION

September 25, 2023

**Board of Directors**

Charles Touhey, Chair  
*Touhey Associates*

Joseph J. LaCivita, Vice Chair  
*City of Watervliet*

Natisha M. Alexander,  
Treasurer  
*Resident*

Samuel Wells, Secretary  
*Resident*

Mark Bobb-Semple  
*Resident*

Anthony Capece  
*Executive Director, Central  
Avenue BID*

Juanita Nabors  
*Resident*

Joseph Seman-Graves  
*City Planner, City of Cohoes*

David C. Rowley  
*Managing Partner, Cooper  
Erving & Savage*

**Executive Director**  
Adam Zaranko

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Executive Director for the Albany County Land Bank and a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

The Albany County Land Bank was established in 2014 by Albany County to facilitate the process of acquiring, improving, and redistributing tax-foreclosed, vacant, or abandoned properties. The Land Bank is a nonprofit organization committed to revitalizing neighborhoods and strengthening communities throughout Albany County and we have grown to be the second largest and most active of New York's 26 land banks. The Albany County Land Bank works in partnership with state and local government, non-profits, residents, community groups, and responsible developers and investors to return properties to productive use and support community development. We have acquired over 260 vacant and abandoned properties around the proposed DRI area and through working together we returned nearly 120 properties back to productive use.

In addition to these efforts, the Land Bank has established a public-private partnership with a joint-venture of developers to redevelop approximately 70 vacant properties assembled by the Land Bank in Albany's South End neighborhood located adjacent to the proposed DRI boundaries. The partnership is working to create a mixed-use development program that creates opportunity for existing residents of the neighborhood by creating quality affordable housing for persons of all incomes, providing opportunities for homeownership, and supporting retail or community-based uses. We recently secured funding to develop our first phase which will consist of 11 new, affordable townhomes. Planning for Phase II — which will create over 100 units of mix-incomed affordable rentals adjacent to the proposed DRI boundaries — is well underway. The proposed DRI will help reconnect the South End with Downtown Albany and help leverage the hundreds of new units of housing the Land Bank and our partners are creating.





ALBANY COUNTY  
LAND BANK CORPORATION

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Adam Zaranko  
Executive Director  
Albany County Land Bank



# ALBANY HOUSING AUTHORITY

---

Chiquita D'Arbeau, Executive Director

September 19, 2023

Capital Region Regional Economic Development Council  
Attn: Co-Chairs Ruth Mahoney and Dr. Havidán Rodríguez  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Executive Director for the Albany Housing Authority and a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

For over seventy years the Albany Housing Authority has been providing safe and affordable housing for families in the city of Albany. Our agency owns and/or manages 2,183 rental units throughout the city, a little over 500 of these units are located in the South Pearl DRI zone. In addition, our headquarters – 200 South Pearl Street, Community and Tenant Services – 200 Green Street, Public Laundromat – 344 South Pearl Street and Capital South Campus Center – 20 Warren Street are also located in this zone. The Albany Housing Authority offers families a foundation from which to build successful lives, inspiring investment in self and community while providing housing, homeownership, employment, small business, and development opportunities. We are an able partner for those who wish to transform their future, and that of their community.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of significant investments taking place within and immediately adjacent to the Zone.





# ALBANY HOUSING AUTHORITY

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Chiquita D'Arbeau, Executive Director

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Chiquita D'Arbeau  
Executive Director  
Albany Housing Authority



## ALBANY PORT DISTRICT COMMISSION

GEORGETTE STEFFENS  
Chair, Board of Commissioners

ALBANY-RENSSELAER  
106 Smith Blvd.  
ALBANY, N.Y. 12202 – (518) 463-8763  
FAX NO. (518) 463-8767  
EMAIL: portofalbany@portofalbany.us

RICHARD J. HENDRICK  
Chief Executive Officer

September 26, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: Downtown Revitalization Initiative (DRI) Round VII - City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

Please accept my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input.

As you are aware, the Port of Albany is developing a new offshore wind tower manufacturing facility. We are working to ensure the project directly connects the adjacent environmental justice communities, including Albany's South End community, with the workforce pipeline needed to sustain the project. We support the work with our community partners to achieve shared and critical organizational social justice and workforce development objectives. The current offshore wind tower manufacturing facility planned with our partners Equinor and Marmen/Welcon will contribute to opportunities that serve the needs of the South End community and assist in providing a pathway to successful and rewarding career opportunities.

Downtown Revitalization Initiative funding is critical to the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history, and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and encourage you to give the City of Albany's application every consideration. Please feel free to contact me if I can be of further assistance.

Sincerely,

Richard J. Hendrick  
Chief Executive Officer



---

September 26, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone.

The Albany Public Library's eastern service area includes the South Pearl DRI Zone, and senior staff member Rebecca Lubin has attended the information sessions on behalf of library administration. It's easy to see the value in continuing APL's support of this DRI. The Howe Branch is a steadfast hub for the South Pearl DRI Zone and shares in celebrating and promoting the neighborhood, fueled by APL's mission to educate, entertain, and empower the community.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Thank you for the opportunity to provide input into this application. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



Andrea Nicolay  
Executive Director  
Albany Public Library



**Giving back  
to move forward**

**605 North Broadway  
Saratoga Springs NY 12866**

**T 518.417.3811**

September 20, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Chief Executive Officer for Business for Good and a potential Local Planning Committee member identified in the City of Albany's Intent to Apply, I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input into this application.

The proposed South Pearl DRI Zone is ripe with tremendous opportunity due to all the public and private investments that have recently taken place within and on the outskirts of the potential Zone. We believe our proposed investments into the former Lombardo's restaurant with Hattie's, and new affordable housing illustrate a renewed commitment to the South End of Albany, as we believe our investment will galvanize other projects in the neighborhood and Zone if approved.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jahkeem Hoke", written over the word "Sincerely,".

Jahkeem Hoke  
Chief Executive Officer  
Business for Good





September 29, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, New York 12180

Re: Downtown Revitalization Initiative (DRI) Round VI  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

On behalf of Capitalize Albany Corporation, I am pleased to provide this letter of strong support for the City of Albany's Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone.

The South Pearl DRI zone presents an opportunity for new investment, welcoming new residents and businesses drawn by the Zone's unparalleled access to Downtown Albany and the opportunities presented by the offshore wind project at the Port of Albany. The Zone is exceptionally well-poised to leverage the more than \$1 billion of private and public investment in these two districts.

Capitalize Albany, the City of Albany's economic development organization, has been implementing neighborhood plans and strategies citywide for more than four decades. If awarded, Capitalize Albany Corporation will serve as the Project Manager for the South Pearl DRI. We have established a track record of successful administration of concurrent grants from diverse funding sources, while maintaining relationships with local individuals and organizations throughout project implementation. These connections will be critical to ensuring the ultimate success of the DRI.

Downtown Revitalization Initiative funding can help to make the community's vision of South Pearl a reality, and now is an opportune time for a DRI investment. Thank you for your consideration of this application and your ongoing support.

Sincerely,

Sarah Reginelli  
President  
Capitalize Albany Corporation

September 21, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Executive Director of the Community Loan Fund of the Capital Region, Inc. and Capital Region Community Investment Trust, I am a stakeholder in the South End. I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

New York's first Community Investment Trust (CIT) is located at 153 S. Pearl St, right in the heart of the South End. This model of community wealth building in low-income communities is developing across the country. It's exciting to see the second in the nation happening in Albany.

For the past 38 years the Community Loan Fund has focused on sustainable community development through loans and assistance to MWBE / BIPOC entrepreneurs, non-profit organizations in low-income census tract areas, and individuals of low income. All of our work ties into the focus of DRI.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



Linda MacFarlane  
Executive Director  
Community Loan Fund of the Capital Region Inc.  
Capital Region Community Investment Trust





**DOWNTOWN ALBANY**  
Business Improvement District

21 Lodge Street  
Albany, NY 12207  
p 518.465.2143  
f 518.465.0139  
[www.downtownalbany.org](http://www.downtownalbany.org)

**Georgette Steffens**  
EXECUTIVE DIRECTOR

**Elizabeth Young Jojo**  
PRESIDENT

**Lisa Reddy Farrell**  
VICE PRESIDENT

**Ken Countermine**  
TREASURER

**Neil McGreevy**  
SECRETARY

September 19, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Executive Director of the Downtown Albany Business Improvement District (BID) and a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone.

The BID District includes a portion of the DRI area and while the South End has long experienced disinvestment, there have been some exciting new developments in the past couple of years that could be the catalyst for further investment in the neighborhood. Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone.

South Pearl's many assets, including a strong neighborhood identity, rich history and committed residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Georgette Steffens  
Executive Director



**M.A.P.P., Inc.**  
40 Humboldt Street, Suite 112  
Rochester, New York 14609  
(585) 434-2004  
admin@mappinc.org



September 15, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

**Re: Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the Executive Director for the Albany Multi-Craft Apprenticeship Preparation Program and a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer our continued endorsement.

M.A.P.P. is an NYS DOL recognized Direct-Entry ARP program, located in the South End of Albany, NY. M.A.P.P. combines Building and Construction Apprenticeship Readiness instruction with critically needed Community Development activity for the Greater Capital Region.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of our strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Kereem Berry  
Executive Director  
(585) 434-2004 (o)  
(585) 944-7944 (c)  
Multi-Craft Apprenticeship Preparation Program, Inc.  
40 Humboldt Street, Suite 112  
Rochester, New York 14609





25 Warren Street  
Albany, NY 12202  
[www.southendchildrenscafe.org](http://www.southendchildrenscafe.org)  
518.275.8890

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September 29, 2023

**Ms. Ruth Mahoney and Dr. Havidán Rodríguez, Co-Chairs**

Capital Region Regional Economic Development Council  
Hedley Park Place, 433 River Street, Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**, City of Albany, New York

Dear **Ms. Ruth Mahoney and Dr. Havidán Rodríguez:**

As a stakeholder in the South End, I am writing to convey my support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone.

The South End Children's Café is a program working to impact food security, justice and equity, as well as impacting academic and social emotional wellness, for children residing in the South End of Albany. Since opening in 2015, we have served close to 250,000 free, healthy dinners, provided individualized academic support and offered enrichment to children. We are dedicated to the South End community and its residents and are supportive of any projects or plans that will enrich the lives of the people who live here.

The South End Children's Café is currently located at 25 Warren Street and is under contract for a larger building, located at 33 Rensselaer Street, both in the South Pearl DRI zone, expanding our services and feeding more children each day. We are committed to the South End of Albany and to ensuring that this DRI project enhances this community. If funded, the South End Children's Café will offer our support to the Downtown Revitalization Initiative to reach out to the residents to ensure that all plans will directly benefit the South End community and its residents.

The South End is a strong neighborhood with a rich history and committed residents and organizations, making this area valuable for an opportunity that will improve the lives of the children, families and individuals who reside here. The strategic investment planning process and accompanying project funding provided through a DRI award would show the residents of the South End and of the city of Albany that we care about their lives, well-being and futures.

Please accept this letter as evidence of my support for the proposal, and hope that you will give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Tracie Killar  
Founder and Executive Director  
South End Children's Cafe

# ☞South End Neighborhood Association☞

Albany, New York 12202

September 26, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VI I**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

I am writing to convey my strong support for the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to provide support and input into this application.

The South End Neighborhood Association (SENA) was formed 15+ years ago out of a need to improve the quality of life for all residents of the South End Neighborhoods. SENA's purpose is to preserve and improve the quality of life for all residents in our culturally, economically, and racially diverse neighborhoods. The vision for the South End Neighborhoods is to be a viable place to reside, work, and enjoy life.

The South End Neighborhood Association supports the City of Albany application for the Downtown Revitalization Initiative, as we see this as an opportunity to encourage the development and success of small businesses which can provide goods and services to the neighborhood residents in addition to providing opportunities for jobs and training.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

JoAnn Morton  
South End Neighborhood Association, President

<http://www.southendna.blogspot.com>  
[southendneighborhoodassociation@hotmail.com](mailto:southendneighborhoodassociation@hotmail.com) or  
[southendna@gmail.com](mailto:southendna@gmail.com)



September 21, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: Downtown Revitalization Initiative (DRI) Round VII  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

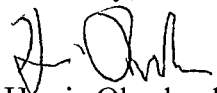
As a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

Trinity Alliance is a 112-year-old community-based organization located 100 yards from the South Pearl DRI Zone. Our services range from food and housing security to trauma treatment, to community reentry for returning citizens to the provision of positive youth development programs. South Pearl Street is a strategic mecca of commercial production, employment, mercantile activity and social capital. This strategic investment would supercharge the renaissance of the entire South End neighborhood.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal, and hope that you will give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



Harris Oberlander  
CEO

Trinity Alliance of the Capital Region





September 29, 2023

Ms. Ruth Mahoney and Dr. Havidán Rodríguez  
Co-Chairs  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street  
Troy, NY 12180

Re: **Downtown Revitalization Initiative (DRI) Round VII**  
City of Albany, New York

Dear Ms. Ruth Mahoney and Dr. Havidán Rodríguez:

As the President and Chief Executive Officer for the UpState New York Black Chamber of Commerce and a stakeholder in the South End, I am writing to convey my strong support of the City of Albany's proposed Downtown Revitalization Initiative (DRI) application for the South Pearl DRI Zone. Thank you for the opportunity to offer my endorsement.

The UpState New York Black Chamber of Commerce advocates on behalf of Black businesses and communities. Since its inception, our organization has recognized the significance of South Pearl Street as an economic corridor in the city. The future of South Pearl Street depends on the creation of opportunities that will lead to the rebuilding of a middle class that thrives on businesses that create good-paying jobs, quality housing and a sense of pride that comes from residents having equity within their communities. In order to have healthy, safe and strong communities, we need strong businesses, healthy people and a safe environment in which businesses and residents will thrive. Downtown Revitalization Initiative funding will provide the seeds for a reimagined foundation on which to build a better South Pearl Street for businesses, entrepreneurs, professionals and young adults; providing a better connectivity to Pearl Street and Downtown Albany, as well as an overall connection throughout the State Capital of New York.

Downtown Revitalization Initiative funding is critical to support the continued revitalization of the South Pearl DRI Zone. South Pearl's many assets, including a strong neighborhood identity, rich history and committed local residents and organizations, make this area ripe for this opportunity. The strategic investment planning process and accompanying project funding provided through a DRI award would leverage and maximize the potential of the significant investments taking place within and immediately adjacent to the Zone.

Please accept this letter as evidence of my strong support for the proposal and give the City of Albany's application every consideration. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Anthony Gaddy". The signature is stylized with a large, flowing "A" and a cursive "Gaddy".

Anthony Gaddy  
President and Chief Executive Officer  
UpState New York Black Chamber of Commerce