

City of Troy Downtown Revitalization Committee
Community Meeting One
May 23, 2022
6:00 to 8:00 PM (Virtual on Zoom and In Person at EOC)
RECORDED

The second Community Workshop on May 23, 2022 was attended by a total of 45 community members (25 online and 20 in person) and provided community members an opportunity to help the LPC prioritize the Troy DRI potential projects submitted through the City’s Open Call for Projects; the LPC will ultimately recommend a slate of projects for State funding based on public support, project feasibility, project need for DRI funding and potential revitalization impact.

LPC CO-CHAIRS PRESENT

- Mayor Patrick Madden – Mayor, City of Troy
- Roger A. Ramsammy, Ph.D. – President, Hudson Valley Community College with Suzanne Kalkbrenner

LPC MEMBERS PRESENT

- Rich Kiernan
- Tom Hulihan

STATE PARTNERS PRESENT

- Lesley Zlatev– Revitalization Specialist, NYS DOS Planning & Community Infrastructure
- Mike Yevoli - Regional Director, Empire State Development
- Darren Scott– Director of Development, NYS Homes and Community Renewal
- Samuel Parker– Capital Region Representative, NYS Executive Chamber (Governor’s Office)
- Joe Landy – Empire State Development

HR&A CONSULTING TEAM MEMBERS PRESENT

- Bret Nolan Collazzi, HR&A
- Ariel Dames-Podell, HR&A
- Anna Gallicchio, HR&A
- Margaret Irwin, River Street Planning
- Monica Ryan, River Street Planning
- Christina Snyder, River Street Planning
- Patricia McKee
- Jonie Fu

Meeting Notes:

HR&A welcomed the public to the second community meeting and described the Open House format for the hybrid meeting to include digital tools for the zoom participants and interactive presentation boards for in person participants

HR&A made introductions and described the consulting planning teams’ role in the DRI process. HR&A provided an overview of the DRI process:

- Described the overall DRI process for using State funding to spur revitalization and catalyze development in NY downtowns
- Process began with analysis of downtown Troy and an Open Call for Project Applications, which resulted in 22+ applications. The LPC is in the process of evaluating these projects based on the State’s DRI criteria and determining which ones are eligible to move forward and which ones are high priority.
- This second meeting is the public’s chance to share input on which projects they find to be high priority.
- The LPC will next recommend a final list of projects to the State for the Strategic Investment Plan.
- On June 25, 2022 another Open House will be held for public to review the final list of projects.
- Public will review projects on boards around the room and rank by high and low priority; final results will be provided at the Farmers Market event in June.

HR&A described the evaluation process for DRI project selection, including project submission and outreach to project sponsors with follow up questions and requests for information.

- The LPC is considering priority projects for recommendation to receive funding:
- Described the project evaluation framework (i.e., is the project DRI eligible and ready, is the funding need substantiated, does the project address DRI goals and vision and does impact justify the funding request, is there community support, and how could proposed projects have a greater impact and/or complement one another?)
- Described the allocation process: the LPC will recommend \$12-\$16 million worth of projects and \$9.7 million will be funded. \$22 million worth of funds have been requested from the project sponsors.
- Shared a project map organizing the projects by the 3 DRI categories of New Development and/or Rehab, Public Improvement Projects and Grant Funds/Revolving Loan Funds.
- Shared the 4 LPC goals for Troy's downtown (quality public spaces and street life; access to quality housing and neighborhood services; walkable, accessible and connected downtown; year-round destination).
- Described the range of projects submitted that align under each of these goals.

HR&A asked the public participants to walk around the room and review presentation boards describing the range of projects, then evaluate the projects as high or low priorities by placing sticky dots next to each project. The online zoom group followed a similar process online by discussing the range of projects grouped by goals and reviewing the costs and funding requests associated with each project. Participants then used an online tool, Mentimeter, to provide feedback on priorities and criteria for selecting projects. (See meeting presentation or recording posted on www.troydri.com for detailed descriptions of the projects discussed).

Public Comments and Questions:

- **Is there a summation of total amount of all the projects proposed? This would help us understand how much was proposed and how much needs to be prioritized?**
 - Will provide chart showing DRI requests and percentage of available funding. A link for this will be provided via chat
- **Are all of these ALL OR NOTHING – could people get part of what they ask for?**
 - LPC role is to recommended amounts – if a portion of funding could be allocated the LPC has the flexibility to suggest changes in the amount of funding. Some projects can be completed in phases in which case the LPC might potentially go this route.
- **Do we know which projects would be going on even if DRI did not support them? Could District Geothermal still go, or Bargain Block or Taylor Apts?**
 - Yes, it's part of our role to determine which could move forward without DRI funding. District Geothermal could move forward; part of the urgency for DRI funding is to help it finalize prior to 1MSQ being constructed.
 - Part of the LPC's role is to determine where there is demonstrated need. Team is keenly aware of this and trying to balance with prioritization of other projects. State team is also on many calls with project sponsors so they recommend other sources as needed.
 - Our goal is to present slate of projects that we can back up as needing DRI funding
- **Are there any projects that timing wise need to be implemented more quickly than others?**
 - Some projects have demonstrated urgency. All projects must start within next 2 years so all have some degree of urgency and area ready to start quickly.
 - Only project contingent on another project starting quickly is Rare Form Brewing as a tenant of 1MSQ.
- **Up to us to determine if from private developers or public/non-profit as we prioritize?**
 - No specific constraint here.
 - Our team's role as consultant is to check request from private side to ensure there is a gap and a need.
 - Another way to prioritize is whether they meet the DRI goals established.

QUALITY PUBLIC SPACE AND STREET LIFE

- **Downtown Troy Façade Improvement Fund – Only within the Troy DRI not within entire footprint of BID?**
 - Will be a partnership with Troy LDC and BID only for within the DRI boundaries. It will be a grant program rather than revolving fund. Grants can be between \$10-50K grants.
 - **Will they require matching funds for projects in the façade improvement fund?**
 - Will need to clarify this one as the program has changed from loan to grant program and City needs to finalize what terms will look like.
 - **Some businesses don't own the buildings – how does that work?**
 - Goal is for building owners to give permission for tenant improvements to be made but intent is for majority of projects to be through building owners themselves. Flexibility for specific cases.
- **How do Monument Square and Geothermal connect?**
 - Partnership LDC and (Siemens) who will administer actual geothermal site. Relationship between the two is about construction and timing. District Geothermal would like to begin construction before 1MSQ commences. 1MSQ was anticipating using district geothermal energy but if timing doesn't work out they could move ahead with a different form of heating.
 - Both projects can happen independently; timeline for geothermal might be longer if 1MSQ is built first without funding for geothermal.
 - **Kiani Conley-Wilson –District 5 City Councilor** – Was under impression this would be municipality owned (the energy) – is that correct? This could help maintain stable electricity bills.
 - Yes.
- **Understanding from 1MSQ meetings is that where were significant water and sewer infrastructure efforts City would undertake to make site ready for development. Is DRI funding being directed towards this?**
 - This has already been funded and is currently being implemented. City will finish that utility work this summer.

WALKABLE, ACCESSIBLE & CONNECTED DOWNTOWN

- **Is wayfinding and identify project including environmental and other historic identifiers? For example, Hudson River Estuary or historic markers?**
 - That is the goal, but specific programming will take place when funded. Goal is to highlight sides downtown and create brand for DRI area.
 - City has done extensive public engagement around this already; only thing left to do is get funding to implement it. Visit City's website with report detailing what they are looking for with signage plan.

HOUSING & NEIGHBORHOOD SERVICES

- **For Trojan Hotel will there be low income or all market rate? How are those rates calculated and what is specific process for deciding this?**
 - Minimum 8 units must be affordable if part of the DRI.
 - LPC will help to frame how affordability rate is being determined by setting percent (min 5%)
- **Do affordability requirements include 1MSQ?**
 - DRI request is for plaza and infrastructure so doesn't necessarily apply to this.
- **Are the JP Taylor Apartments consistent with what is proposed for Congress Street Bridge redevelopment?**
 - Yes, Taylor Phase I can move ahead without Congress Street Bridge occurring
 - Phase II of Taylor Apts will need Congress St Bridge to be reconfigured first.
- **Is Trojan Rising project all efficiency units? If all efficiency but market rate, what is intent with housing?**
 - Yes.
 - Longer term housing – original design was with idea for students or recent graduates but have been making adjustments to design and are relatively small apartments.
- **JP Taylor Apartments – Will community space be a community center (mental health, adult learning) or what is it?**
 - Participant: Understanding is that it is a meeting area that tenants could rent out, etc. Gym might also be on first floor.

- When they say mixed-use and community space think there might be space that could be rented.
- **Is it redundant that senior housing would also have to be part of the affordable housing?**
 - Around 10 units would be affordable.
 - <https://troyhousing.org/taylor-apartments-redevelopment/>
- **Already approved last summer?**
 - Yes, it was approved last summer.
- **Noted that this is the general area where the Riverwalk would be proposed.**

YEAR-ROUND DESTINATION

- **How many seats does American Theater have compared to Troy Music Hall? Would they be in competition with each other?**
 - Approximately 250. They offer different programming with Music Hall focusing on arts events and American Theater on cinema screenings/performances.
 - Participant: Troy Music Hub: capacity for 1,175 people.
- **Is it a non-profit group for the Troy Music Hub?**
 - The Troy Music Hall Corporation would be administering development and programming of the space. Intent is to also rent out, but main goal is for an arts and cultural events space.
- **Noted that 3rd party cost estimates are hired to ensure that funding costs and requests are up to date.**

Polling (In-Person and Online)

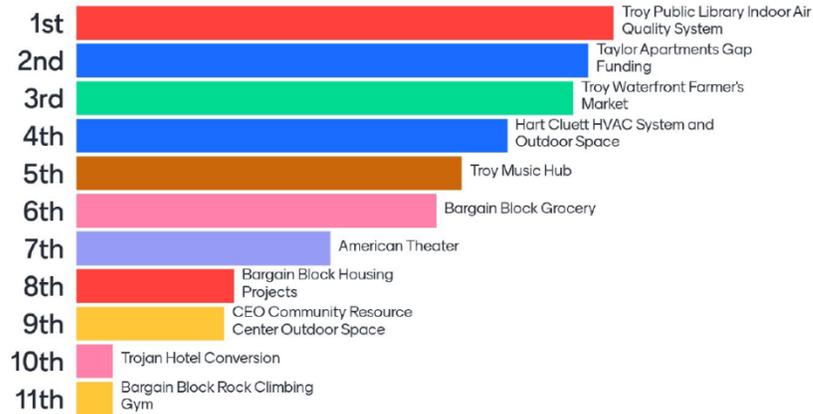
High Priority Projects:	Votes	Low Priority Projects	Votes
Monument Square	23	Rare Form Brewing	12
Troy Music Hub	23	Trojan Hotel Conversion	10
Farmers Market Atrium	23	Rock Gym	8
Congress Street Bridge	19	American Theatre	7
Capital Roots	18	Cannon Restoration	7
American Theatre	17	Bargain Grocery	6
Downtown Wayfinding	15	Monument Square	4
Geothermal	14		
Marina North Riverwalk	14		

Example Images of In-Person and Polling

Which 4 projects are your top priorities?



Which 4 projects are your top priorities?



How would you rank the DRI Goals in terms of priorities?



Year-Round Destination

● = High Priority
● = Low Priority

1. Waterfront Farmers Market - Atrium

Improvements will redevelop City-owned spaces of the Troy Atrium as the permanent winter home of the Troy Waterfront Farmers Market and develop an incubator kitchen and office/retail store at 3rd and 4th Streets, between Broadway and Fulton streets.

2. The American Theatre at 285-289 River Street will be transformed into a cinema and arts venue, which will host more than 200 events annually including first-run cinema screenings and live music.

3. Troy Music Hub at 32 Second Street will transform the former ground floor bank lobby into a Music Hub for complementary arts and cultural events open to students, musicians, music production professional and community members.

4. Hart Cluett Museum Preservation and Programming Access Program at 57 2nd Street will replace the HVAC system to preserve the museum's collection and enhance use of the outdoor deck.

The American Theatre
Hart Cluett Museum
Troy Music Hub

Leave a question or comment!

