

Mechanicville Revitalization

2011 Annual Report



Issued: March 2012



Barton
& **L**oguidice, P.C.

Engineers • Environmental Scientists • Planners • Landscape Architects

TABLE OF CONTENTS

- I. Introduction
- II. Projects & Events
 - a. SEDC Networking Breakfast
 - b. Economic Summit Dinner 2011
 - c. Main Street New York
 - d. Kayak Launch
 - e. Terminal Street and Mechanicville Dock Improvements
 - f. Esplanade
 - g. DeCrescente
 - h. Historic Train Station & XO Tower
 - i. South Street Improvements
 - j. Central Avenue Railroad Trestle: Banner
 - k. Pump Station Replacement Project
 - l. Bridge Repairs
 - m. North Gateway Intersection Improvements
 - n. Intermodal Rail Facility
- III. Grants & Studies
 - a. Micro-enterprise Grants
 - b. Rural Business Enterprise Grant
 - c. Brownfield Opportunity Area
 - d. Grant Matrix
- IV. Addendum
 - A – 2011 Meeting Agendas and Minutes
 - B – 2011 News Articles
 - C – Grant Summary Chart



CITY COUNCIL

Mayor – Anthony Sylvester

Commissioner of Accounts – Mark Seber

Commissioner of Finance – Peter Chauvin

Commissioner of Public Safety – Tim Hipwell

Commissioner of Dept. of Public Works – Dave Higgins

County Supervisor – Tom Richardson



I. INTRODUCTION

In 2011, The Revitalization Committee, under direction from the City, kept its focus on local economic development.

Through the use of grant monies to provide direct assistance to local businesses, the City provided ongoing efforts to stabilize the local economy.

Moreover, the Committee continued to promote and highlight the assets of the City in terms of the larger regional economic context.

These efforts are yielding dividends; the local government has encouraged growth by establishing a framework and private investment has followed. This Reports details the efforts of small business owners and developers who are investing in the City of Mechanicville. It has become clear that the City is “open for business” and that the City Council stands ready to assist business development to grow and flourish.

The year 2011, also saw a continued effort to upgrade infrastructure in the City; roads, bridges, sewer and recreational facilities. The City was able to make a strong case for its infrastructure needs and this resulted in a number of grants secured to help offset local costs.

In 2012 the City looks forward to on working on the following initiatives:

- Submit a Main Street New York Grant – Round II
- Research and compete for additional community development grants
- Begin construction on South Street Roadway Improvements Project
- Complete construction of Terminal Dock
- Conclude Brownfield Opportunity Area Nomination Study to receive funding for the Implementation Strategy and/or Site Assessments phase
- Complete and close out existing grants

II. PROJECTS

a. SEDC Networking Breakfast

The City of Mechanicville hosted the Saratoga Economic Development Corporation's (SEDC) Community Development and Networking Breakfast on March 31st, 2011. The event, which was held at the Elks Club, highlighted Mechanicville's accomplishments with the tagline "The Little City that Did." Senator Roy McDonald spoke to a sold out crowd of over 120 about economic and community development in Saratoga County and the great potential of the City of Mechanicville. Presentations were also given by Barton and Loguidice following the City's success and progress and Camoin Associates highlighting the Brownfield Opportunity Program that the City is currently participating in.



Senator Roy McDonald speaking at the Breakfast

b. Economic Summit Dinner 2011

Sponsored by the Mechanicville-Stillwater Area Chamber of Commerce, the third annual Economic Summit Dinner event was held on November 17th of 2011. A crowd of over 153 local business owners and elected officials packed the Mechanicville Elks Lodge to review community development and discuss future projects and regional growth.

Speakers and topics included: John V. Bove regarding his family's company thriving within the City and County; Darrell Wilson of Norfolk & Southern Railroad; Mike Relyea of Luther Forest Technologies; Anita Daly, Saratoga County Supervisor of Clifton Park and Chairperson of Economic Development Saratoga County; and NYS Senator Roy McDonald.

Mechanicville Stillwater Chamber of Commerce
ECONOMIC SUMMIT
November 17, 2011



The Mechanicville Stillwater Chamber of Commerce is organized for the purpose of advancing the commercial, industrial, agricultural, civic, cultural and general interests of the area. We strive to promote trade, industry and public welfare in this area.

MechanicvilleStillwaterChamber@albany.twcbc.com



Summit Invitation

A detailed Power Point presentation on the City's success and a wide range of local projects that have been designed to increase tourism, promote economic development and upgrade the City's infrastructure was given by Barton & Loguidice.

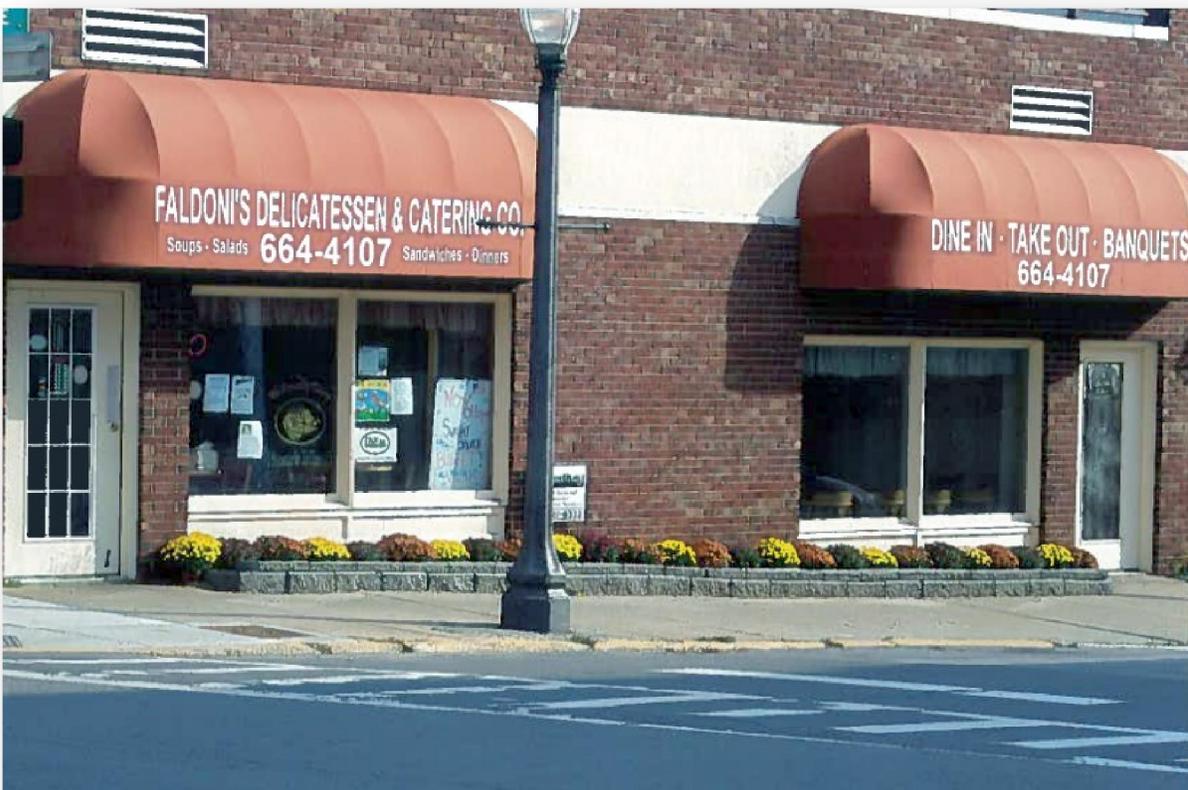
At the event Senator Roy McDonald said, "Mechanicville and Stillwater are in a great position to pick up spin off jobs or careers from the Luther Forest Technology Campus, GLOBALFOUNDRIES and SUNY Albany's Nanotechnology Campus. We've positioned ourselves in Saratoga County to be successful for years to come by recognizing that hi-tech and emerging technologies are the wave of the future."

Once again, the event was so successful that the Chamber and the Revitalization Committee intend to keep this an annual event.

c. Main Street New York (MSNY)

The Main Street New York (MSNY) program was administered through the NYS Division of Housing & Community Renewal and designed to provide financial resources and technical assistance to communities to strengthen the economic vitality and promotes commercial/residential improvements such as façade renovations, interior residential building upgrades, and streetscape enhancements. The City's \$200,000 grant was locally administered by the Chamber of Commerce with assistance from Camoin Associates. The project was completed this past year assisting 20 buildings and 30 residential units with \$193,000. In addition, street trees were installed in front of the Bank of America on Main Street and along Park Avenue with matching grates and frames with the remaining \$7,000. Upgrades completed in 2011 include façade improvements to Mechanicville Fitness Center, Carola Bagnoli & Tollisen, Park Avenue Confectionary and Faldoni's.

The project was completed with 20 buildings and 30 residential units being upgraded.



Façade upgrades to Faldoni's



d. Kayak Launch

With funds from the Hudson Valley Greenway, the City contracted the Dock Doctors to design a 40' gangway with 50' kayak dock at Terminal Dock, a Greenway Water Trail site. The Kayak Launch was completely installed in late spring and an official opening was held on June 21st. Various press agencies and City officials attended along with Scott Keller, of Greenway, who got in the river with his kayak to demonstrate the advantages of the dock. The Kayak Launch complements other improvements that are underway at the Terminal Dock site.



Kayak Launch Opening, 6/21/11



Scott Keller of Hudson Valley Greenway who demonstrated the advantages of the new dock, from his kayak

e. Terminal Street and Mechanicville Dock Improvements

The City was awarded \$235,000 in May of 2009 from the New York State Environmental Protection Fund (EPF) within the NYS Office of Parks, Recreation & Historic Preservation. A local architect was hired to do the design of the restroom building aspect and overall project design was completed this summer. Construction began in the fall coordinated by the City's Department of Public Works (DPW); the labor is being used towards the City's match requirement. The project is expected to be completed by the spring of 2012 and will include: new signage, an informational kiosk, construction of a public restroom/shower facility, decorative lighting, and rehabilitation of sidewalks and installation of crosswalks. These improvements will create a welcoming gateway to Downtown from the

Canalway, to promote local heritage tourism, and to attract visitors to downtown to stimulate local economic activity.



Restroom/Shower Facility Foundation – Early Nov. 2011

f. Esplanade

The Esplanade project is a mixed-use development on 11 underutilized acres with a multi-million dollar private investment. The project site is immediately adjacent to the Hudson River and is within easy reach to commuters from surrounding regions, and from Global Foundries Factory in the Luther Forest Tech Park in nearby Malta. The site is to consist of six buildings, three buildings will be residential and the remaining three will share residential apartments with a first floor of retail/office space and parking for all uses. Site amenities will include a common area, a swimming pool, privacy landscaping, a scenic river overlook and pedestrian friendly access. Demolition is expected to begin in summer or fall of 2012.

g. DeCrescente

Currently under construction, project involves two (2) new buildings on a parcel of land located east of Routes 4 and 32 in the City of Mechanicville. The parcel lies immediately north of the Mechanicville District Public Library on North Main Street. One building (the one closest to North Main Street) will be a Conference Center building and the one closer to the Hudson River will be a Point of Sale Warehouse building. Access to the site will be through an existing entrance off of North Main Street immediately north of the library property.



Building Foundation, Early Nov. 2011

h. Historic Train Station & XO Tower



Historic XO, after improvements

The rehabilitation of the Railroad Station area, including the XO Tower site, will preserve the most important elements of the City's rail heritage and two of the City's most historic buildings. These efforts form the basis for a heritage tourism development centered on Mechanicville's Railroad History. The railroad's hay-day was about 100 years ago when the nearby rail yard (now an industrial park) was a center for freight transport of lumber, paper, and textiles connecting the most renowned railroad of the era in New York State.

Future revitalization goals include restoring the sites so that visitors' can experience the railroad environment in Mechanicville during the turn of the century. In addition, the City hopes to develop the site by adding a gateway features at the entrances to the railroad area. The ultimate goal of the project is to brighten and revitalize the City of Mechanicville while creating a major tourist destination. Additional off-site improvements will be made to the street and sidewalks with the implementation of a traffic circle for the purposes of improving traffic flow and aesthetics.

Much work has been done over the past few years to restore the XO Tower, which is close to completion. A sketch was done proposing new sidewalks (approximately 200 feet in length) and a stone dust parking lot; the work is intended to be done by the City Department of Public Works (DPW). The restored XO Tower will house the Mechanicville-Stillwater Chamber of Commerce.

The Mechanicville Revitalization Committee has been seeking ways to finance the rehabilitation of the Train Station. A charter for the incorporation of the Heritage Society as a non-profit organization has been accepted and processed by the NYS Education Department which will enable the Society to accept tax deductible donations under 501(c)3 status. It is expected that the building serve as a museum on local railroad history. B&L has developed conceptual floor plans and color renderings to be used to assist in obtaining funds for the rehabilitation.



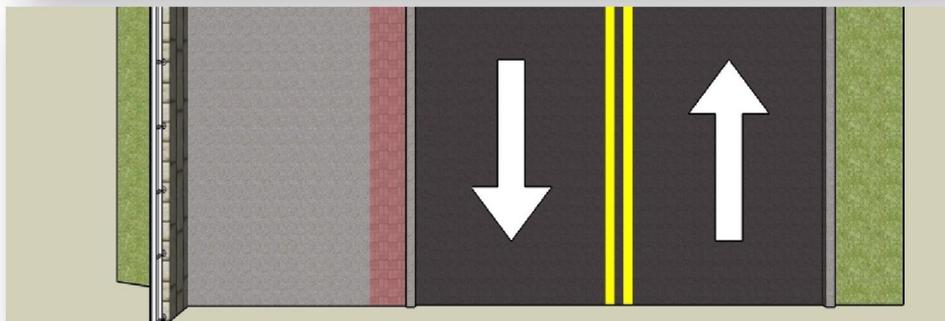
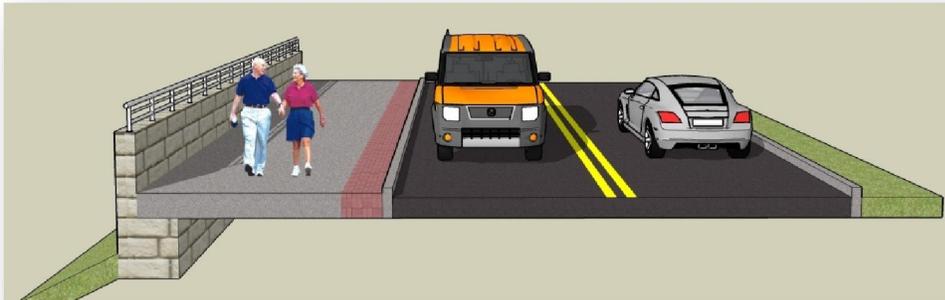
Photo Simulation of Potential Upgrades

i. South Street Improvements

South Street was selected for funding under the Highway Safety Improvement Program (HSIP) and given a Transportation Improvement Program number (SA245). The original projected budget estimate included only sidewalk and slope stability improvements and as relayed to the Capital District Transportation Committee (CDTC) was approximately \$750,000. The project was expanded to include the deteriorated roadway and retaining wall structures to a revised estimate of \$ 3,000,000 Million. The expanded scope of work letter was completed by the NYSDOT and conveyed in a letter from the NYSDOT to City of Mechanicville in October 2008. The project is currently funded for Construction, Construction Inspection and Right of Way acquisition on the 2011 to 2014 Capital District Transportation Committee (CDTC) Transportation Improvement Plan (TIP) (#175803).

Improvements will include full depth reconstruction of the roadway, stabilization of the side slope, construction and replacement of retaining walls, correction of storm water conveyance, improved horizontal and vertical roadway alignments, intersection enhancements, and an ADA compliant multi-use path utilizing a pedestrian hand rail. This project is particularly significant due to its proximity to the adjacent Mechanicville Junior/Senior High School and Tallmadge Park.

Design Approval is scheduled for January of 2012 with construction beginning in late spring of 2012. The project will be advertised for public bidding in the spring of 2012 and construction will be complete by the fall of 2012.



Preferred Alternative 3C, based on discussions with local officials, public input, and necessary engineering, right-of-way, and environmental investigations

j. Central Avenue Railroad Trestle: Banner

In the summer of 2011 a new, black banner was put up replacing the original blue banner. Earlier in the year samples were provided for the Revitalization Committee who decided it was best to go with the black due to the lightning affect on the banner once hung.

k. Pump Station Replacement Project

The City previously received two grants for collection sewer improvements throughout the City, one from the Governor's Office for Small Cities (GOSC) and the other from a Water Quality Round 9 DEC grant. The entire Small Cities grant was used for the sewer improvements and the remaining monies were taken from the Water Quality Round 9 DEC grant. The remaining \$421,880 will be used for improving the Terminal Street and Ferry Street Pump Stations. Work at the Terminal Street Pump Station will include the decommissioning of the existing pump station structure, relocating the pump station to the southeastern corner of the existing parking lot and constructing a submersible pump station. Ferry Street improvements will include upgrading the pumps, upgrading various process equipment, and building repairs.

The Terminal Street Pump Station is scheduled to go out to bid in March with construction beginning in April of 2012 and is adjacent to the Terminal Street and Mechanicville Dock Improvements project. As a result, the City has been developing both projects concurrently, providing economy and matching funds to reduce the financial commitment of the City to both projects.

l. Bridge Repairs

The 2008 New York State Department of Transportation (NYSDOT) biennial bridge inspection report red-flagged two bridges in Mechanicville, Frances Street over the Anthony Kill (BIN 2202950) and North Main Street over the Anthony Kill (BIN 2202940). Both projects received funding through the NYSDOT's 2011-2014 Statewide Transportation Improvement Program (STIP) for \$2,422,000 and \$2,952,000 respectively. Rehabilitation of these two structures will greatly improve transportation safety within the City.

m. North Gateway Intersection Improvements

The North Gateway Intersection Improvement project was identified in the 2006 Downtown Revitalization Plan, 2009 Downtown and Waterfront Revitalization Plan, 2009 Central Avenue Corridor Linkage Study, and Annual Reports as a recommendation to address traffic, pedestrian, and safety deficiencies, and to create a suitable gateway to the City. NY Route 67, NY Route 4, and NY Route 32 all converge at this intersection. The project would improve the safety of an intersection with an adverse accident rate, progress vehicular, bicycle and pedestrian mobility, spur economic activity, and create an aesthetically pleasing northern entrance to the City. The project is currently listed as a candidate for the 2010-2015 Transportation Improvement Program (TIP) for \$5,950,000.

n. Intermodal Rail Facility

Pan Am Railways and Norfolk Southern have joined forces in a venture called Pan Am Southern to build the \$45 million, 200-acre intermodal and automotive rail facility. The new terminal will include space for large container boxes that are transported on trains but also can be loaded onto tractor trailers and have parking spaces for nearly 700 new automobiles and 400 spaces for trailer boxes. The automotive portion of the yard, which will accept new automobiles coming from

places such as Detroit, is expected to be finished by the end of 2012.

A new road into the intermodal and automotive yards was opened this fall. The road includes a bridge across the Anthony Kill connecting the facility with Route 67. The sprawling new facility is a major economic engine that could create spin-off businesses that will provide jobs and a boost to the tax base for the City.



Work on the new intermodal facility, Aug. 2011 (Photo from Times Union)

III. GRANTS & STUDIES



a. Micro-enterprise Grants

The NYS Community Development Block Grant (CDBG) Microenterprise program provides funds to communities to develop a local program which will foster the development and support the growth of microenterprise businesses by providing grants in conjunction with capacity building and entrepreneurial assistance training. Qualifying activities are those which encourage business ownership and self employment and help advance existing community development activities, such as Main Street and downtown revitalization and rural development. A microenterprise is defined as a commercial enterprise that has (5) five or fewer full-time equivalent employees, one (1) or more of which owns the enterprise, at the time of application.

The Round 1 application received \$200,000 of funding in the fall of 2010. \$166,000 has been awarded to 9 businesses (out of 19 applications) with a required match of only 10% from businesses. All business attended small business training organized and provided by the Chamber of Commerce. Participating businesses include:

- Dunn Funeral Homes, Inc/DBA
- Chase-Smith Family Funeral Homes
- Haney's Automotive & Golf Cars
- Hoochie Poochies
- Mechanicville Chiropractic
- Mechanicville Fitness Center
- The End Zone
- Ugly Rooster Café
- Top Cat Landscaping and Snow Removal

Over 90% of funds have been disbursed with five new jobs created. Funding has been used for new restaurant booths (End Zone), new equipment for larger dogs and marketing materials (Hoochi Poochies), new kitchen equipment and materials to help begin catering operations (Ugly Rooster Café), a new vehicle to take on more jobs and expand service offerings (Top Cat Landscaping), new exercise equipment (Mechanicville Fitness Center), new tables and equipment to offer a wider variety of services (Mechanicville Chiropractic).

The program was so well received and such a great success, an application was put in for another \$200,000 (Round 2) in the fall of 2011. In December 2011, the City was awarded funds for Round 2; individual grants between \$5,000 and \$35,000 are expected to be distributed in 2012.



b. Rural Business Enterprise Grant

The City applied for and received a \$99,000 Rural Business and Enterprise Grant through the United States Department of Agriculture (USDA). The purpose is to create jobs and provides businesses with loans less strict than traditional banks. The grant is currently being administered by the City with the assistance of Camoin Associates and set up as a revolving loan fund with a 0% interest rate to participating businesses. Funds can be used for working capital, equipment and inventory purchases.

Seven applications were received and awarded totaling in approximately \$65,000 with a three to five year payback period. A USDA representative conducted site visits in early January and all loans are expected to be closed by February.

c. Brownfield Opportunity Area

The Brownfield Opportunity Areas (BOA) Program is designed to assist communities, foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. This program provides municipalities and community-based organizations with resources to address local brownfields providing area-wide brownfield redevelopment planning, access to expert environmental and economic analysis, and environmental site assessment for strategic redevelopment parcels.

The City was awarded \$211,000 to complete a BOA Nomination Study after completing the Pre-Nomination Study. Barton & Loguidice is coordinating this effort for the City; a Steering Committee was formed and a series of meetings have been held throughout 2011. The meetings discussed the scope of services, goals of the project, potential committee members (stakeholders, business owners), sites of interest, and development of a vision statement. As part of the study a community outreach plan was also created.

The three primary components that will be included in the final Nomination Study are:

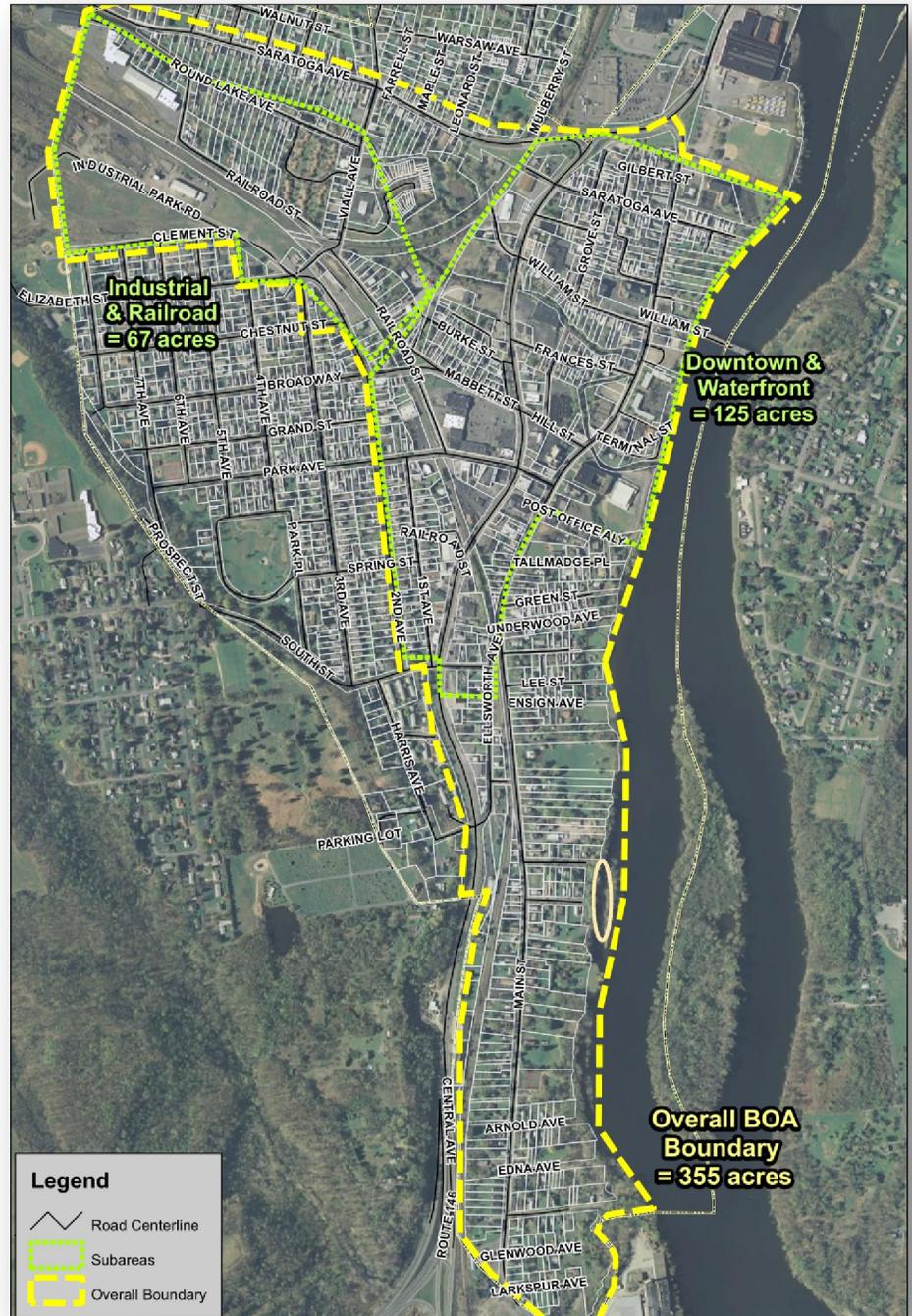
1. Project Description Boundary and existing conditions analysis
2. Public Participation Plan Techniques
3. Analysis of the site-specific Opportunity Areas

The anticipated outcomes for the project are as follows:

1. Comprehensive land use assessment and analysis within defined BOA boundaries
2. Identification and thorough description of all brownfield and underutilized or vacant sites
3. A detailed economic and market analysis to assist in evaluating realistic redevelopment potential and reuse scenarios

Special interest was placed on an industrial parcel located in the northwestern portion of the City. Previously contaminated, it has since been remediated with the exception of a topsoil cap. The Technical Committee is in the process of creating a Planned Development District for re-zoning of the parcel and creating a Request for Proposals to solicit developers.

BOA Boundary and Sub-Area Figure





d. Sources & Uses Matrix

Mechanicville has several projects currently underway as well as numerous on the horizon. Some of these projects are made possible with state and federal funds that require a match by the City. Barton and Loguidice have been working with the City to develop a “Sources & Uses” matrix to track and analyze the costs of these projects. The worksheet is being used to detail funding sources and requirements as well as where they may overlap. In certain instances, funds from one grant may be used as the City’s match towards another grant, thus reducing the City’s financial obligation. It is also important to ensure the City is tracking administrative costs and work that can be considered force account towards the local match as well. In 2012, the Committee will make regular use of the matrix to minimize costs incurred to the City.



IV. ADDENDUM

A – 2011 Meeting Agendas and Minutes

Mechanicville: Revitalization Committee
Agenda:

1/19/10
10:00AM
DPW Building

- ❖ 2010 Annual Report
- ❖ Brownfields Opportunity Area (BOA) project
- ❖ Terminal Street & Dock

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
January 19, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Garrett Geurtze, Volunteer
Glenn Gidaly, B&L
Chuck Voss, B&L
Sarah Quandt, B&L

Main Street New York

Most of the remaining money in the program will be used by Haney's, Dave DiSiena and Faldonie's. Applications for the next round of funding are due April 23rd. A meeting will be scheduled between the City and OCR to determine the best target area to meet the City's needs while still positioning itself to successfully receive funding.

Economic Summit Dinner Follow Up

After meeting at the Summit Dinner, Jay Haney obtained a contract with AMD for 4 new golf carts, and likely 50 more later this year. This is a great example of local businesses partnering with incoming ventures for services and products.

Microenterprise Grant

Eight applications have been filled out and turned into Camoin. Roughly 80 applications were distributed or picked up. The program should be promoted throughout the City to encourage businesses to apply regardless of their financial situation. Ideas include publishing an article in the paper detailing the program or covering a business that has successfully utilized the program. There is \$170,000 available to for local businesses.

Brownfield Opportunity Area Grant (BOA)

The Brownfield Opportunity Areas (BOA) Program is designed to assist communities, foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. This program provides municipalities and community-based organizations with resources to address local brownfields providing area-wide brownfield redevelopment planning, access to expert environmental and economic analysis, and environmental site assessment for strategic redevelopment parcels.

The City has been awarded \$211,000 to complete a BOA Nomination Study after completing the Pre-Nomination Study. Barton & Loguidice was awarded the contract; the first technical meeting is scheduled for Friday January 21st. The meeting will discuss the scope of services, goals of the project and identify potential committee member (stakeholders, business owners). As part of the study a community outreach plan will also be created. Existing information on site contamination and current status will be drawn upon from existing studies and reports posted by the DEC and other organizations. The Nomination Study is the second phase of program; the 3rd phase is the implementation phase in which funding is available for recommended projects identified in the previous phases.

Annual Report

Copies of the completed Annual Report were given to the City as well as CD's with the 2007-2010 Reports on them. The report will be posted on the City's website.

Dock

A contract was delivered to the current owners of the land that the bathroom and shower facility is proposed to be built on. The owner's attorney is reviewing it in regards to green space. Once the contract is signed, Dick Butler (local architect) will begin design of the facility. The estimated fee for facility design is \$20,000 + plan drawing copies which will come from the design funds. Coordination will continue with the adjacent pump station project.

XO Tower and Train Station

The XO Tower will serve as the Visitor's Center in the future and is has officially been designated as a Lakes to Lakes site. The Train Station is still waiting for 501c3 status.

Lakes to Locks Passage was established in 2002 by the New York State Legislature as a New York State Byway, and designated the same year as an All-American Road by the Federal Highway Administration (one of 31 nationally). The Byway follows the interconnected waterway of the Upper Hudson River, Champlain Canal, Lake George, Lake Champlain, Richelieu River and Chambly Canal through six Counties in New York State: Rensselaer, Saratoga, Washington, Warren, Essex, and Clinton. Through the Quebec/New York Trade Corridor, a Memorandum of Understanding was signed in 2005 with the CRE Monteregie Est in Quebec for cross-border promotion of tourism to national and international markets.

Next meeting: TBD

Mechanicville: Revitalization Committee
Agenda:

3/16/11
10:00AM
DPW Building

- ❖ SEDC Breakfast
- ❖ Brownfields Opportunity Area (BOA) project
- ❖ Terminal Street & Dock
- ❖ Member Item: Central Avenue Banner
- ❖ Micro-enterprise Grant
- ❖ USDA Revolving Loan application

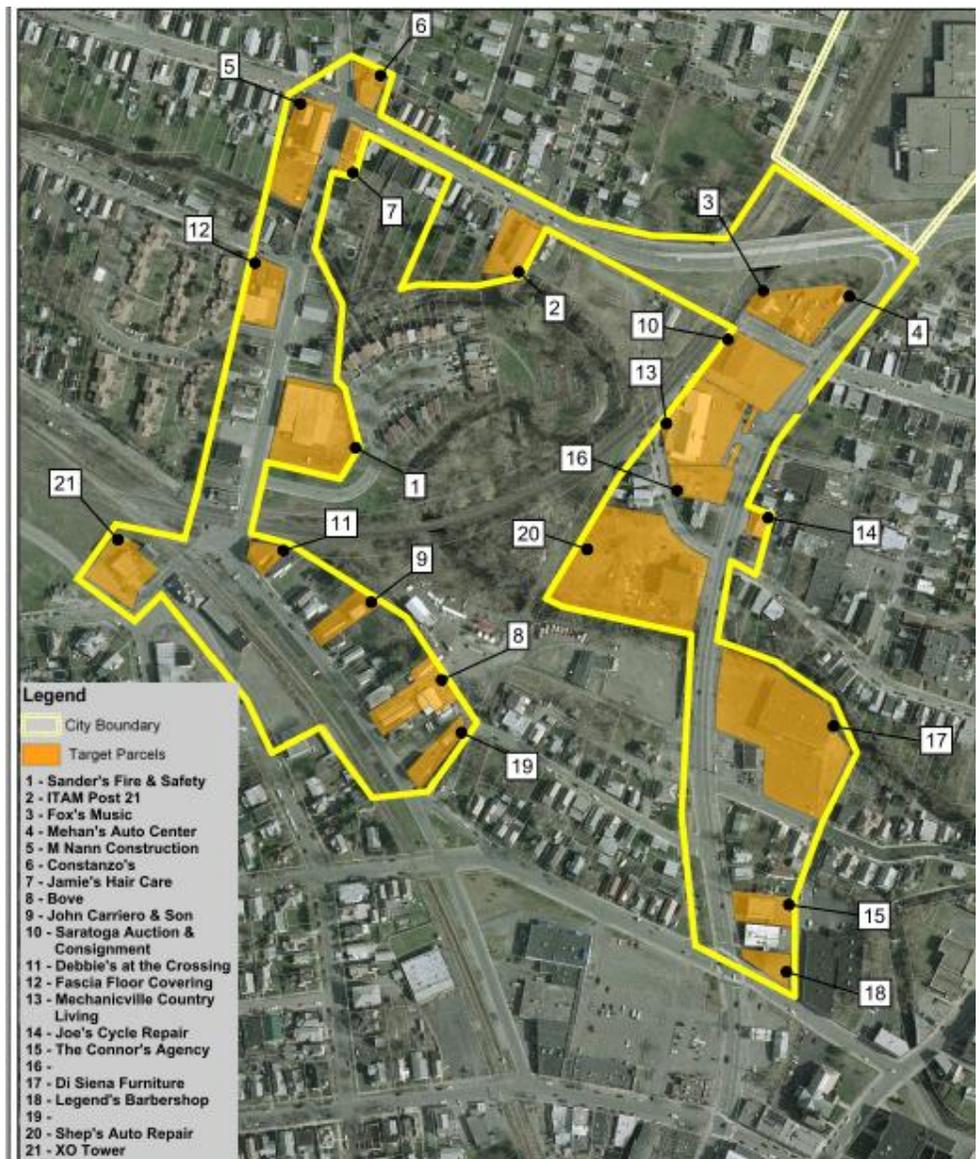
Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
March 16, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Glenn Gidaly, B&L
Sarah Quandt, B&L

2011 Grants

B&L will research reapplying for Microenterprise and Main Street New York funds in 2011. The focus area of what would be the second phase of the MSNY funds can be seen in the map to the right. There are currently 22-23 businesses in this area. Glenn will set up a meeting with NYS, if required.



SEDC Breakfast

B&L will be giving a presentation at the SEDC Community Development and Networking Breakfast to be held on March 31st at the Elks Lodge. The focus will be on the City of Mechanicville – “The Little City that Did.” The presentation will be similar to ones given at the Economic Summit Dinners but also focus on quality of life and drawing in businesses and residents. Suggestions included:

- Investment of “x” dollars to leverage “x” in funding
- Projects and programs that have been implemented
- Affordable retail office space and housing
- “20 minutes from everywhere”
- Local colleges and universities
- Historical resources
- Recreational attractions
- Library and other public amenities

Microenterprise Grant

The program is currently underway with \$170,000 available for funding. S. Quandt will coordinate with Camoin (grant administrators) to get an update for the Committee.

Brownfield Opportunity Area Grant (BOA)

The City has been awarded \$211,000 to complete a BOA Nomination Study after completing the Pre-Nomination Study. Barton & Loguidice was awarded the contract; a Stakeholder Committee meeting will be held on Tuesday March 22.

Kayak Launch

Fabrication of the kayak launch has been taking place over the winter. S. Quandt will coordinate with the Dock Doctors to schedule the spring installation.

Dock

The contract was signed and is being and the City will officially own the land in a few weeks. Once this happens, coordination with Dick Butler (local architect) to proceed with the bathroom facilities will take place. Coordination will continue with the adjacent pump station project.

USDA Revolving Loan application

The preliminary application was submitted at the end of October and has been deemed complete. It will be sent to the State for review within the next two weeks. A phone call from the Congressman will be helpful during the review process; this will be coordinated. If selected, the City will submit a final application

Next meeting: 5/9/2011 10:00 AM

Mechanicville: Revitalization Committee
Agenda:

5/9/11
10:00AM
DPW Building

- ❖ Brownfields Opportunity Area (BOA) project
- ❖ Terminal Street & Dock
- ❖ Member Item: Central Avenue Banner
- ❖ Kayak Launch
- ❖ MSNY Grant
- ❖ EPF Parks Grant
- ❖ Micro-enterprise Grant
- ❖ USDA Revolving Loan application

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
May 9th, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Donna Salvadore, Committee Member
Garrett Geurtze, Volunteer
Glenn Gidaly, B&L
Sarah Quandt, B&L

Brownfield Opportunity Area Grant (BOA)

The City has been awarded \$211,000 to complete a BOA Nomination Study after completing the Pre-Nomination Study. The second Steering Committee meeting will be held on May 18th. The first meeting included Study Area Boundary Discussion, Identification of Initial Stakeholders, and Draft Community Participation Plan Review.

Terminal Street & Dock

The City officially owns the land where the restroom facility will be located. A local architect, Ray Clark, will design the bathroom facility for approximately \$12,000. Coordination will continue with the adjacent pump station project.

Microenterprise Grant

The program is currently underway with \$170,000 available for funding and money officially deposited into the City's account. Businesses have already begun ordering equipments and making improvements.

Member Item: Central Avenue Banner

Color samples were shown to the Committee including three shades of blue and a black swatch. The Committee agreed the black would be the best choice for the background color with white lettering. Once D. Higgins determines a revised length for the banner, it will ordered and fabricated ASAP.

Kayak Launch

The Kayak Launch is currently at Terminal Dock and will be completely installed once the canal system is officially open (TBD). Reflectors or solar lights will likely be put at the end of the dock to alert

oncoming boat traffic at night. Scott Keller of Greenway has requested to be present for the installation. A press release will be issued upon installation and opening.

MSNY Grant

A "Round 2" application was submitted on April 29th for Viall Avenue, Saratoga Avenue, N Central, and part of Railroad Street. Haney's and Faldonis used the remaining façade money from Round 1.

EPF Parks Grant

The City will be applying for a Environmental Protection Fund (EPF) Parks Grant for Park Avenue Park. From the NYS Office of Parks, Recreation & Historic Preservation:

"The Parks application is to be used for projects to preserve, rehabilitate or restore lands, waters or structures for use by all segments of the population for park, recreation or conservation purposes, including such things as playgrounds, courts, rinks, community gardens and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities."

S. Quandt met preliminarily with T. Hipwell and T. Richardson to take photos and discuss the desired upgrades, layout and additions. The grant has not officially been announced but has historically been due late summer/early fall. Once announced, the amount to be applied for will be determined and work will commence.

USDA Revolving Loan Application

The preliminary application was submitted at the end of October and has been deemed complete. It is at the State offices for review and a decision will be announced by mid-June. If selected, the City will submit a final application.

Miscellaneous

- A map showing all the restaurants in Mechanicville was created for this Sunday's Colonel Ellsworth Reenactment and Event which is expected to bring in a few thousand people.
- The Chamber is officially in the XO Tower.
- It was suggested the Chamber put together a brochure to be available at the locks and dock for boats showing area businesses, restaurants and amenities. Sharon will look into it with the Chamber.
- The Dock should be one of the stops for the City bus. When the Canal system is open, perhaps it should run at night as well.
- A Public Information Meeting was held last month on the South Street project and it is scheduled to go out to bid in 2012.

Next meeting: June 20th, 2011 10:00 AM

Mechanicville: Revitalization Committee
Agenda:

6/20/11
10:00AM
DPW Building

- ❖ Brownfields Opportunity Area (BOA) project
- ❖ Terminal Street & Dock – Benches
- ❖ Member Item: Central Avenue Banner
- ❖ Kayak Launch
- ❖ EPF Parks Grant
- ❖ Micro-enterprise Grant
- ❖ USDA Revolving Loan application

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
June 20th, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Garrett Geurtze, Volunteer
Glenn Gidaly, B&L
Sarah Quandt, B&L

Terminal Street & Dock

A local architect, Roy Scott, has designed the bathroom facility. The City may begin force account work by the DPW but must keep track of all the individual workers hours being spent specifically on this project. The City cannot use money from the Pump Station as part of the match since it is also EPF funds. However, Ted has created a spreadsheet illustrating how the City's match can be offset through various other sources. Final design is progressing quickly and site work is anticipated to be on going throughout the summer. Coordination will continue with the adjacent pump station project. The Committee selected a bench (Maglin MLB300MH) to replace the existed benches.

Microenterprise Grant

The program is currently underway with \$170,000 available for funding and money officially deposited into the City's account. There are three businesses left all of which have plans to move forward soon. The City expressed interest in applying for a second round of funding; B&L will look into application deadlines.

Member Item: Central Avenue Banner

A shorter, black and white replacement banner has been ordered and should arrive within the coming weeks.

Kayak Launch

The Kayak Launch has been completely installed and is usable. Tomorrow, 6/21, Scott Keller of Greenway and various press agencies will be at the Dock to kick off the opening of the kayak launch.

MSNY Grant

A "Round 2" application was submitted on April 29th for Viall Avenue, Saratoga Avenue, N Central, and part of Railroad Street. Haney's, Faldonis, and DiSiena are using the remaining façade money from Round 1.

EPF Parks Grant

The City will be applying for a Environmental Protection Fund (EPF) Parks Grant for Park Avenue Park. From the NYS Office of Parks, Recreation & Historic Preservation:

"The Parks application is to be used for projects to preserve, rehabilitate or restore lands, waters or structures for use by all segments of the population for park, recreation or conservation purposes, including such things as playgrounds, courts, rinks, community gardens and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities."

The grant has been officially announced and is due September 1st and will include a number of upgrades to the current facility. A survey/support request will be handed out to users of the park. B&L will develop a preliminary estimate to determine priorities and the amount that will be applied for.

USDA Revolving Loan Application

The City's grant application for \$99,000 was awarded funding. The grant will be administered by the City who will provide loans to businesses and set an interest rate; interest earned will be put back in the revolving funds account. Gretchen Pinkel will come to the City next Monday, 6/27, to sign paperwork and get the City started.

Miscellaneous

- Passenger rail has potential to come through Mechanicville on one of two routes:
 - New Route: Burlington → Bennington → Mechanicville → Albany
 - Add to existing route: Burlington → Fort Edward → Saratoga → Mechanicville → Albany
 - Information will be gathered to give to convince the rail company to create a stop in Mechanicville
- The train station has officially received 501(c)3 status.
- It was suggested a press release be drafted highlighting all the businesses helped by fund from the MSNY and micro-enterprise grants.

Next meeting: July 20th, 2011 10:00 AM

Mechanicville: Revitalization Committee
Agenda:

7/20/11
10:00AM
DPW Building

- ❖ USDOT – Tiger Grant: Saratoga Economic Development Corporation
- ❖ EPF Park Avenue Park Grant
- ❖ USDA Revolving Loan Project
- ❖ Terminal Street & Dock Improvements
- ❖ Brownfield Opportunity Area (BOA)
- ❖ Transportation Enhancement Program Grant
- ❖ Micro-enterprise Grant
- ❖ Economic Summit
- ❖ Member Item: Central Avenue Banner

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
July 20th, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor
Dave Higgins, Commissioner of Public Works
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Faith Fruci, Department of Public Safety
Shelby Schneider, Saratoga Economic Development Corporation
Glenn Gidaly, B&L
Sarah Quandt, B&L
Sandra Governor, B&L
Tom Baird, B&L

Terminal Street & Dock

A local architect, Roy Scott, has designed the bathroom facility. Final design of the entire site is completed and plans will be submitted to OPRHP with anticipation of immediate approval. The City may begin force account work by the DPW but must keep track of all the individual workers hours being spent specifically on this project. Coordination will continue with the adjacent pump station project.

Member Item: Central Avenue Banner

A shorter, black and white banner was delivered to the City and viewed at the meeting. The new banner will replace the current blue banner and erected soon.

EPF Parks Grant

The City will be applying for a Environmental Protection Fund (EPF) Parks Grant for Park Avenue Park. Sandra of B&L explained the grant process and progress made thus far. The grant is due September 1st and will include a number of upgrades to the current facility. A survey/support request will be handed out to users of the park by the City. B&L has a preliminary estimate completed will meet with the Public Safety Dept. to finalize it as well as the project layout.

USDA Revolving Loan Application

The City's grant application for \$99,000 was awarded funding. The grant is being administered by the City (with help from Camoin) who will provide loans to businesses at set an interest rate likely to be zero.

Economic Summit Dinner

The annual event will be held for the 3rd year sometime in November.

TIGER Grant

Program Background

The Transportation Investment Generating Economic Recovery, or TIGER Discretionary Grant program, provides a unique opportunity for the U.S. Department of Transportation to invest in road, rail, transit and port projects that promise to achieve critical national objectives. Congress dedicated \$1.5 billion for TIGER I and \$600 million for TIGER II to fund projects that have a significant impact on the Nation, a region or a metropolitan area. TIGER's highly competitive process, galvanized by tremendous applicant interest, allowed DOT to fund 51 innovative capital projects in TIGER I, and an additional 42 capital projects in TIGER II. TIGER II also featured a new Planning Grant category and 33 planning projects were also funded through TIGER II. Each project is multi-modal, multi-jurisdictional or otherwise challenging to fund through existing programs.

Tom Baird from B&L was present to discuss projects that could be included in this grant. Applicable uses for funding include road, intersection, pedestrian and rail upgrades. The 2009 Central Avenue Corridor Study highlights many recommendations including single lane roundabouts, realigned intersections, pedestrian facilities, and better access management. A contact from HDR will be in contact with Tom to discuss planned and potential railroad development that can be included in the grant. Mechanicville is also being considered as a stop for Amtrak's passenger rail; they currently have 6 alternatives, 4 of which include the City as a stop.

The grant will be available August 22 and likely due later in the fall. Specific projects and the scopes, constraints, jurisdiction and budget should be identified in a punch list and a meeting will be held with key participants and supporters. A meeting will be held with B&L and the City on Monday (7/25) to discuss projects and how to move forward.

Miscellaneous

- \$1.5M is available from Canal Corporation in grant monies. T. Richardson will invite Bryan Stratton to see the dock area and kayak launch.
- Glenn passed out a Transportation Enhancements Program (TEP) Brochure which lists "Rehabilitation and operation of historic transportation buildings, structures or facilities (including conversion and use for pedestrian and bicycle trails)" as an eligible project.

Next meeting: August 16th, 2011 10:00 AM

Mechanicville: **TIGER Grant Meeting Minutes**

Mechanicville Department of Public Works

July 25th, 2011 – 2:00 pm

Attendance:

Anthony Sylvester, Mayor

Mark Seber, Commissioner of Accounts

Tom Richardson, Supervisor

Sharon Zappola, Chamber of Commerce

Glenn Gidaly, B&L

Sarah Quandt, B&L

Meeting Purpose:

To discuss potential projects and next steps.

Improvements:

- North Gateway Improvements
 - \$6M
 - CDTC passed resolution to put on TIP in Nov/Dec
 - Includes NY Route 67 – NY Route 4 – NY Route 32
 - Improve safety of an intersection with an adverse accident rate; progress vehicular, bicycle and pedestrian mobility, spur economic activity and create an aesthetically pleasing northern entrance to the City
 - (Roundabout in front of Price Chopper was discussed as alternative but one of the “recommendations”)
- Perhaps the anticipated increase in truck traffic can justify upgrades to all of Central Avenue
 - Currently there are dips in road and sewer drainage issues
 - Ideally would like to include Central from Route 67/Saratoga south all the way through City (to McDonald’s area)
- Can money be used to restore railroad “Y”
- A “punch” list of identified projects should be formed and include scope, constraints, jurisdiction and budget
- City would like to include as large of an area with as many projects as possible, while staying within the grant applications scope and without being unrealistic
- Include pedestrian mobility

Application Discussion:

- Who would write application? Would it be collaborative?
 - B&L hasn’t written TIGER grants
 - HDR wrote two last year that received funding
 - Tom and the Mayor support B&L getting HDR involved in writing the grant
 - Would HDR write the grant with intentions to be hired upon receiving funding?
- What would the fee be to write the grant?
 - Having SEDC help fund putting the application together is a possibility

- Should look at past applications until this years is released (Aug. 22)

Misc Comments/Concerns:

- T. Richardson – how do we get estimates for needs not addressed yet in studies (i.e. dips in Central Avenue)
- Address questions Aug 16th with SEDC and hopefully HDR at meeting as well.
- T. Baird to contact Laura Webster

Mechanicville: Revitalization Committee
Agenda:

8/16/11
10:00AM
DPW Building

- ❖ USDOT – Tiger Grant: Saratoga Economic Development Corporation
- ❖ EPF Park Avenue Park Grant
- ❖ USDA Revolving Loan Project
- ❖ Terminal Street & Dock Improvements
- ❖ Brownfield Opportunity Area (BOA)
- ❖ Economic Summit
- ❖ Transportation Enhancement Program Grant

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
August 16th, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor
Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor
Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce
Tim Hipwell, Commissioner of Public Safety
Garrett Geurtze, Volunteer
Shelby Schneider, Saratoga Economic Development Corporation
Glenn Gidaly, B&L
Sarah Quandt, B&L

Terminal Street & Dock

OPRHP approval has been received and we are currently waiting to hear back from Canal Corp, although the work being done on their property is minor and isn't expected to be an issue. The City may begin force account work by the DPW but must keep track of all the individual workers hours being spent specifically on this project. Coordination will continue with the adjacent pump station project.

EPF Parks Grant

The City will be applying for a Environmental Protection Fund (EPF) Parks Grant for Park Avenue Park. It was just announced the grant will be administered through the Regional Economic Development Councils. The deadline has been extended to October 17th to accommodate any changes to the application requirements. Changes will likely be minor and mainly to the application process (content shouldn't change much, if at all). The new application has yet to be released.

An estimate and site layout was handed out to Committee members. The estimate will be reviewed and the site plan was acceptable with the suggestion of relocating the volleyball court to the open space between the basketball courts and restroom facility.

Fifty surveys were collected by the City and will continue to be collected with the new deadline extension.

USDA Revolving Loan Application

The City's grant application for \$99,000 was awarded funding. The grant is being administered by the City (with help from Camoin) who will provide loans to businesses at set an interest rate of 0%. The amendment was passed last week. Applications from businesses will likely be due October 1st and funds are expected to be distributed by November 1st. The City was concerned with allowing funds to be used for construction, as businesses would have to following prevailing wage guidelines and submit pay certified rolls. After discussion with the Committee it was decided to not allow construction. The

City will get information to SEDC to help advertise the program. M. Seber said TD Bank and Ballston Bank have been in touch as they are interested in the project and helping businesses with further loans as well.

Micro Enterprise Grant

The current grant is 71% expended; once it's at 75% the program will be reviewed/monitored by the funding agency. A date will be set soon with City to complete this process.

B&L will start the Microenterprise Pre-application and monitor the application changes as it will also be administered through the Regional Economic Development Councils now.

TIGER Grant

A list of potential rail upgrades as indicated by HDR was distributed to the Committee. These upgrades include:

- City of Mechanicville looking to develop a Quiet Zone Community - \$250k to \$400k each crossing converted
 - Viall Avenue – Pan AM (NS)
 - Five or six others – CP Rail – Not likely to contribute to project
- Pan Am – Repairs for bridge over the Hudson - >\$2M
- Adding track behind West Street, to eliminate the idling time on the siding or to relocate it to behind Decresente away from Residential Area. Possible Noise Barrier.
- Coons Trail Connection/Crossing
- Mentioned that Vermont Railroad is about a year from a plan decision, therefore would not be considered a party to the project.

HDR also provided the following information regarding their experience with TIGER GRANTS:

- Project selection – Projects that are not “obvious”, should be complicated projects that are difficult to fund and include a variety of entities. Support is shown by many different entities contributing to the Funding.
- 20% Match required, however, 25% or more gets greater consideration
- A Benefits/Cost analysis or other Economic Analysis typically required. Depending on project size can be 30k to 40K for the analysis.
- \$50k to \$75 k total to produce Grant Application

The grant will be available August 22 and likely due later in the fall; a previous, successful grant should be obtained if possible. Specific projects and the scopes, constraints, jurisdiction and budget should be identified in a punch list before a meeting is held with key stakeholders and supporters. As there are many questions and ambiguities, the City would like B&L to have parameters defined with specific projects and costs for railroad and transportation along with ownership and potential outlets for matching funds by this Friday in order to schedule a stakeholder meeting next week (likely 8/26). B&L will discuss in-house and suggest how to proceed.

UPDATE: After careful discussion B&L determined that it is not advisable to move forward with this potential grant opportunity for the following reasons:

- A number of the identified rail projects appear to be slated for development well out into the future; the projects are not ready for implementation.
- We are not confident that we would have been able to clearly show that the Project has a “regional” impact with work currently ready for implementation
- Securing a minimum of a 20% cash match from private sources seems unlikely, within the timeframe that we have.
- Priority is given to projects that are “complicated and hard to fund”. A number of the identified transportation projects are currently on the NYS Transportation Improvement Program (TIP) listing already.

The City is in agreement and a TIGER grant will not be progressed forward.

Economic Summit Dinner

The annual event will be held on November 17th with ticket prices remaining the same as last year, \$40. As of right now the schedule will be:

- 5:30 – 6:45 Hors D’oeuvres
- 6:45 – 7:00 Introductions
- 7:00 – 7:45 Dinner (with looping slideshow)
- 7:45 – 8:00 Local Business Speaker – Bove Fuels
- 8:00 – 8:45 Additional Speakers

B&L and was asked to donate a presentation and slideshow again; they will confirm and being work.

Brownfield Opportunity Area

The next meeting will be held on August 24th at 5:30 p.m. The City and consultants have decided to hold on off for the time being on stakeholder conference calls/meetings as they have not received the level of participation needed.

Miscellaneous

- \$1.5M is available from Canal Corporation in grant monies. T. Richardson met with Bryan Stratton to see the dock area and kayak launch and was encouraged to apply for available funds.
- The old railroad station may be able to receive funding from the Transportation Enhancements Program (TEP) Brochure program which lists “Rehabilitation and operation of historic transportation buildings, structures or facilities (including conversion and us for pedestrian and bicycle trails)” as an eligible project.

Next meeting: TBD

Mechanicville: Revitalization Committee
Agenda:

10/17/11
9:00AM
DPW Building

- ❖ Economic Summit Dinner – November 17th
- ❖ Grants Due – Parks & Microenterprise
- ❖ USDA Revolving Loan Project – Update
- ❖ Railroad Building

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
October 17th, 2011 – 9:00 am

Attendance:

Anthony Sylvester, Mayor	Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor	Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce	Megan Quillinan, Chamber of Commerce
Barbara Zecca, Chamber of Commerce	
Glenn Gidaly, B&L	Sarah Quandt, B&L

Grants

The City will be applying for a Park Grant for the Park Avenue Park through the Regional Economic Development Councils with the revised deadline being October 31st. The application will be finalized after minor changes and is for \$181,810 (requiring an equal match for a project total of \$363,620).

A Microenterprise – Round II Grant will also be submitted for \$200,000 by October 31st.

USDA Revolving Loan Application

The City's grant application for \$99,000 was awarded funding. The grant is being administered by the City (with help from Camoin) who will provide loans to businesses at set an interest rate of 0%. So far 32 applications have been picked up; they are due October 21st and funds are expected to be distributed late November to early December.

Economic Summit Dinner

The annual event will be held on November 17th with ticket prices at \$50 for Chamber members and \$60 for non-members. As of right now the schedule will be:

5:30 – 6:45	Hors D'oeuvres
6:45 – 7:00	Introductions
7:00 – 7:45	Dinner (with looping slideshow)
7:45 – 8:00	Local Business Speaker – Bove Fuels
8:00 – 8:45	Additional Speakers

B&L presented a slideshow for review and revisions. Stillwater information should also be included; Ed or the Village's consultant will send B&L any info to be included. Other edits include: getting updates on Microenterprise and USDA grants closer to dinner, MSNY photos from past year, library addition, update sponsor slide and other minor edits.

Brownfield Opportunity Area

The next meeting will be rescheduled for October 31st at 4:00 pm. The agenda will include discussion of a draft PUD/PDD zoning change for the industrial parcel that will go out to bid.

Railroad Building

The City would like someone to walk through the building and make an architectural/structural assessment. Check on existing heating and whether there is a crawl space or basement. The ultimate use for the building will be a museum. The City would also like to realign the dangerous and confusing intersection of 2nd Ave, 3rd Ave, Elizabeth St, Clement St.

Next meeting: TBD

Mechanicville: Revitalization Committee
Agenda:

9/14/11
10:00AM
DPW Building

- ❖ EPF Park Avenue Park Grant
- ❖ USDA Revolving Loan Project
- ❖ Terminal Street & Dock Improvements
- ❖ Brownfield Opportunity Area (BOA)
- ❖ Economic Summit
- ❖ Transportation Enhancement Program Grant / Railroad Building
- ❖ Microenterprise Grant II

Mechanicville: Revitalization Committee Minutes
Mechanicville Department of Public Works
September 14th, 2011 – 10:00 am

Attendance:

Anthony Sylvester, Mayor	Mark Seber, Commissioner of Accounts
Tom Richardson, Supervisor	Sharon Zappola, Chamber of Commerce
Sam Carabis, Chamber of Commerce	Tim Hipwell, Commissioner of Public Safety
Garrett Geurtze, Volunteer	
Glenn Gidaly, B&L	Sarah Quandt, B&L

Terminal Street & Dock

Canal Corporation is in the process of reviewing the plans and issuing the permit. The permit is for permanent structures on Canal property, which is minimal. As such it is expected the permit will be issued without any major revisions. Jim White met with Dave to complete the construction stake out of the restroom facility. The DPW would like to begin work on the sidewalk soon as well. The Kayak Launch suffered damages from the recent floods; as such the City is coordinating a site visit for the Dock Doctor's to assess the damage. It is expected some or most of the damages will be covered by insurance.

EPF Parks Grant

The City will be applying for an Environmental Protection Fund (EPF) Parks Grant for Park Avenue Park. It was announced the grant will be administered through the Regional Economic Development Councils with the revised deadline being October 31st. A copy of the draft grant was passed around to the Committee. The application will be finalized after minor changes and is for \$181,810 (requiring an equal match for a project total of \$363,620).

USDA Revolving Loan Application

The City's grant application for \$99,000 was awarded funding. The grant is being administered by the City (with help from Camoin) who will provide loans to businesses at set an interest rate of 0%. So far eleven applications have been picked up; they will be due October 21st and funds are expected to be distributed late November to early December.

Micro Enterprise Grant

The current grant is over 75% expended and a review/monitoring meeting will be held with the funding agency on October 18th.

B&L has started the Microenterprise Pre-application and will continue progressing with the full application anticipating the October 18th monitoring will go accordingly.

Economic Summit Dinner

The annual event will be held on November 17th with ticket prices remaining the same as last year, \$40. As of right now the schedule will be:

5:30 – 6:45	Hors D'oeuvres
6:45 – 7:00	Introductions
7:00 – 7:45	Dinner (with looping slideshow)
7:45 – 8:00	Local Business Speaker – Bove Fuels
8:00 – 8:45	Additional Speakers

B&L and was asked to donate a presentation and slideshow again; it will be presented for review and revisions at the next Revitalization Committee meeting with Chamber members also present.

Brownfield Opportunity Area

The next meeting will be held on September 14th at 5:30 p.m. The agenda is expected to include discussion of a Vision Statement as well as PUD/PDD zoning changes for the industrial parcel that will go out to bid.

Grants

The old railroad station may be able to receive funding from the Transportation Enhancements Program (TEP) Brochure program which lists "Rehabilitation and operation of historic transportation buildings, structures or facilities (including conversion and use for pedestrian and bicycle trails)" as an eligible project. The next Transportation Enhancement Program application round has not yet been publicly announced.

The Canal Corporation is making available \$1 million in new funding for community and waterfront revitalization projects through the CFA. Canalway Grants Program: Up to \$1 million is available through matching grants of between \$50,000 and \$150,000 for development and tourism promotion, construction or enhancement of the Canalway Trail, and canal community infrastructure projects.

Department of State (DOS) is dedicating resources to advance the regions' community and waterfront revitalization priorities through the CFA. Environmental Protection Fund Local Waterfront Revitalization Program: \$10.875 million to villages, towns, cities and counties for a variety of waterfront planning, design and construction projects that advance economic, community, environmental and recreational improvements.

Miscellaneous

- Library – a meeting is going to be held with the project architect and plans will be sent out for state approval within the next two weeks. Three large trees that need to be taken down for the addition may be able to be relocated on the adjacent DeCrescente parcel, which is to be developed soon.

Next meeting: October 17th, 9:00 a.m.

B – 2011 News Articles

Library building plan answers need for 21st-century services

Mechanicville vote set for Feb. 15 on project to add space, computers

By DENNIS YUSKO Staff writer

Published 12:00 a.m., Sunday, January 16, 2011

MECHANICVILLE -- Officials are proposing a \$1.6 million expansion of the Mechanicville District Public Library to ease overcrowding and serve more people who attend programs and use computers.



The project would add 3,000 square feet to the 5,400-square-foot structure on North Main Street and about 12 parking spaces. The interior includes a community room, a history room, an expanded computer area and two bathrooms. The library's adult and children areas would be renovated and the number of computers would be twice the eight now offered, said Michelle Duell, library manager.

"We don't have the room to house the material we have," Duell said. More families are using the library's services, most of which are free to the user, including educational programming and Internet access, she said.

The library serves residents of the city school district that comprises Mechanicville and parts of Stillwater, Halfmoon and Schaghticoke. It would borrow \$1.4 million over 15 years for the project. The owner of property in the district assessed at \$100,000 would pay \$17 a year for the addition. A public forum on the expansion will be at 7 p.m. Feb. 8 at the library. A district vote is scheduled from noon to 9 p.m. Feb. 15 in the Mechanicville High School.

The single-floor library was built 15 years ago for \$650,000, Duell said. Monthly payments on that end in May, she said.

Computers in the library were used 81,438 times in 2009, compared to 76,000 in 2008, while attendance at programs jumped to 3,740 from 2,735 during the same period, Duell said. User visits increased to 110,781 from about 109,000, she said.

Public input

A public forum on the expansion will be at 7 p.m. Feb. 8 at the library.

A district vote is scheduled from noon to 9 p.m. Feb. 15 in the Mechanicville High School.

Daily Gazette article

Wednesday, February 16, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Mechanicville voters OK library addition, expansion project

By Lee Coleman

MECHANICVILLE — Voters on Tuesday approved borrowing \$1.42 million for a 2,900-square-foot addition and renovations to Mechanicville District Public Library on North Main Street by just 31 votes — 245 votes in favor to 214 votes against.

Library officials said at a public hearing on the issue last week that the library is running out of room and needs more space to serve the growing community, which includes the boundaries of the Mechanicville School District.

The owner of a home with a market value of \$100,000 will pay about \$17 per year more in library taxes each year over the 15-year term of the bond issue, according to library and city school district officials. Voting was held in the Mechanicville High School on Kniskern Avenue.

The total project is expected to cost \$1.62 million but the library has saved \$200,000 toward the addition and renovations.

Membership: News

CITY OF MECHANICVILLE, THE LITTLE CITY THAT DID

2011-03-21 - Please Join Us for an informational breakfast and networking event and learn more about the remarkable revitalization efforts currently underway in the City of Mechanicville.

The city is paving the way to a bright economic future and is poised to reap the benefits of projects like Globalfoundries Fab 8, only 4 miles away, and the new Pan Am Southern Intermodal Facility. Please join us to learn about new opportunities for investment and business development.

Speakers Include:

Senator Roy McDonald

Dennis Brobston, SEDC President

City Supervisor Tom Richardson

City Grant Writers and Program administrators Camoin Associates and Barton and Loguidice, P.C.

Learn how the City's economic revitalization team used \$200,000 of seed money from the Saratoga County Board of Supervisors and the New York State Senate to leverage over \$11 million in grants and loans to support infrastructure projects, waterfront redevelopment, facade improvements, microenterprise programs and more.

Special thanks to our sponsors Camoin Associates and Barton and Loguidice, P.C. for program underwriting

The Troy Record (TroyRecord.com), Serving Troy and its surrounding communities

News

City of Mechanicville discussing host of economic development projects

Friday, April 1, 2011

By Danielle Saznone

The Record

MECHANICVILLE — While he may not be in office anymore, former state Senate Majority Leader Joseph Bruno is still having an impact on the area's economic development.

A banner was erected on a train trestle in Mechanicville last week to officially welcome the nearly 17,000 motorists who use the city's main thoroughfare, Central Avenue, daily.

The large blue sign was purchased using \$35,000 in funds from Bruno, according to a presentation given during a Saratoga Economic Development Corporation breakfast Thursday.

Some 120 people, from Mechanicville and around the Capital District, attended the event which highlighted the many happenings in the city which was once the home of the country's third largest railroad yard. The PowerPoint presentation was titled "The Little City That Did."

Since Bruno's retirement, and subsequent conviction, which is currently in the appeals process, the 43rd senate district, comprised of Saratoga and Rensselaer counties, has been represented by state Senator Roy McDonald, R-Saratoga. He compared Mechanicville to the little engine that could.

"It's an aggressive and small city. Its officials have not accepted reality and the aggressiveness is so refreshing," said McDonald, who attended the beginning of the event after a long night of budget proceedings at the state Capitol. He went on to discuss the Global Foundries project a little further north. "There is a \$7 billion project up the road and guess where their downtown is going to be."

Even before the Global Foundries announcement, the city of Mechanicville has been gearing up for big things. The momentum began about four years ago with the award of a Main Street New York grant which rehabilitated numerous buildings downtown.

Since then, the city has invested \$270,000 into economic development, with a total of about \$11.6 million awarded and utilized in the square-mile municipality.

Officials are in the middle of the application process for another Main Street NY grant, said Glen Gidlay with Barton & Loguidice.

Mechanicville Supervisor Tom Richardson said they are working on making a list of available commercial property in the city and noted that office space is about \$12 per square foot in Mechanicville, compared with about \$16 in Albany.

"The city is open for business," said Richardson.

Other projects discussed included the renovation of the XO building to house the chamber of commerce, brownfield projects, rehabbing the old train station for the Mechanicville Heritage Society, and a grant-funded terminal dock on the Hudson River.

The \$41 million residential and commercial Esplanade project, which has 10.1 acres in Mechanicville and 1.2 acres in Stillwater, is still being considered for a payment in lieu of taxes (PILOT) program. City officials believe the riverside development with 225 apartments and 37,000 square feet of commercial space will bring new residents and business, but some critics feel that losing tax money on the project would not be worth the trade off.

Barbara Zecca Corsale with the Mechanicville-Stillwater Industrial Development Agency said a decision on the PILOT should be made "shortly."

Danielle Sanzone may be reached at 270-1292, @DanielleSanzone on Twitter, or by email at [**dsanzone@troyrecord.com**](mailto:dsanzone@troyrecord.com).

URL: <http://www.troyrecord.com/articles/2011/04/01/news/doc4d955980b7a50777458609.prt>

© 2011 troyrecord.com, a **Journal Register** Property

Daily Gazette article

Saturday, April 2, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Experts say Mechanicville is poised for a rebirth

By Stephen Williams



MECHANICVILLE — Every aging mill town in the northeastern United States wants to redevelop itself.

Mechanicville, which a century ago relied on paper mills and railroads, just might be in a position to do it, according to regional economic development officials.

The city is just minutes from the GlobalFoundries computer chip plant, its old railroad yard is being rebuilt by a new railroad venture and Mechanicville officials are working hard to take advantage of the opportunities.

Downtown Mechanicville, seen here looking east, may face renovations and changes in the near future.

"People are reading the papers and seeing what's happening in Mechanicville, and that's stirring interest," said Dennis Brobston, president of the Saratoga Economic Development Corp.

SEDC and the city on Thursday sponsored an "Economic Development and Networking Breakfast" at the Elks Lodge to discuss the city's recent efforts to revitalize.

"I think we will see some very positive things going on in the next couple of years," said Mark Seber, the city's accounts commissioner.

Officials are high on the potential of the \$40 million Pan Am Southern intermodal rail yard, now under construction at the former Mechanicville rail yard just outside the city, in Halfmoon. Brobston said there's interest in locating warehouses and assembly plants near the rail yard, which is expected to open in 2012.

City officials also have high hopes for the \$40 million Esplanade residential-commercial project being planned on the waterfront at the north end of the city — the biggest private investment in Mechanicville in decades.

"Over the last three years, I think people have come to think of Mechanicville as a player," Seber said.

The city has been working with Barton & Loguidice, an engineering and planning consultant, and Camoin Associates, an economic development planning firm. It has used a \$100,000 grant from Saratoga County, a \$100,000 state grant and \$270,000 in city funds to apply for and receive nearly \$12 million in government grants for building facade upgrades and infrastructure improvements, said Glenn Gidaly, an associate planner with Barton & Loguidice.

"We always use the slogan, 'We're 20 minutes from everywhere,'" Gidaly said. "This is a very strategic location."

In addition to poising itself to provide housing and shopping opportunities for workers at the railroad yard and GlobalFoundries, the city is looking to take advantage of its Hudson River waterfront, with dock improvements and a kayak launch to be built this year.

At the county level, city Supervisor Tom Richardson is pushing for plans to extend the county's Zim Smith recreation trail from Halfmoon into the city, where it could link to north-south bicycle routes along the river.

Gidaly said the city can also promote its history to visitors — the old railroad yard was once the hub between the upper New England and upstate New York rail systems.

"You're sitting in the center of railroad history of New York," Gidaly said.

State Sen. Roy J. McDonald, R-Saratoga, praised the city for aggressively working to better itself and attract new businesses. He warned that there will be mistakes made as the city redevelops, but said not to dwell on them.

"Go get 'em. Enjoy the moment. Work really hard. It will pay off," McDonald said.

He also said that the city — and the Capital Region — needs to be ready for the changes that will come when high-tech

industries and new people arrive.

"When people show up from Pakistan, India, Europe, South America, remember that we all came from somewhere. Welcome them," McDonald urged.

Mechanicville slightly reversed decades of declining population in the 2010 census.

It grew 3.5 percent, from 5,019 residents in 2000 to 5,196 in 2010, according to federal census figures.

Daily Gazette article

Tuesday, April 26, 2011

<http://www.dailygazette.com/>
See HTML Version of article

IDA says PILOT took months to complete

Mechanicville's Esplanade developer gets tax break

MECHANICVILLE — A proposed development project in Mechanicville has received a needed financial break from the Mechanicville/Stillwater Industrial Development Agency and construction is expected to begin by fall.

The \$41.4 million Esplanade project will bring residential and commercial units to the riverside property that now holds Leonard Bus Sales on routes 4 and 32, according to owner William McNeary IV. A small part of the land is in the town of Stillwater.

The bus business is slated to move to Saratoga Springs this summer.

In a payments in lieu of taxes deal worked out with the IDA last week, McNeary was promised a 20-year schedule of payments expected to save hundreds of thousands of dollars.

The schedule of payments calls for \$25,000 a year for the first five years to be split among the city, town of Stillwater, Mechanicville city and Stillwater school districts.

The Mechanicville school district will receive a separate \$25,000 a year in a deal meant to ease the tax burden of the project on other property owners.

Starting with the sixth year, and as construction approaches completion, the yearly payments will increase based on the square footage that has been put into place. The final year of the PILOT requires payments totalling \$618,860.

The plan took months to complete, according IDA Chairwoman Barbara Zecca Corsale, who said concerns for the school-tax burden were foremost in the discussions.

"The entire board has carefully considered the public comments, including the concerns of the school district and taxpayers," she said.

Currently, McNeary pays about \$72,000 a year in school taxes to the Mechanicville district, according to district Business Manager William "Todd" Woods.

Several meetings were held between members of the school board and IDA as an agreement was being finished, Corsale said.

The plans call for the construction of apartments and commercial space, and McNeary said tax breaks are needed for banks to approve financing of the project.

Under the PILOT, McNeary will pay more than \$5.9 million to the school, city and town over the next 20 years.

If the bus warehouse stayed on the site, it would generate about \$3.9 million over 20 years, McNeary said. Taxes on the land if it was vacant would be \$246,000.

PILOT agreements are put into place to ease the financial burden on the developers during construction and startup of a project.

In addition to the building permits and other fees, the developer has promised \$50,000 to the city for an improved pedestrian crosswalk over routes 4 and 32 connecting North Main Street to the Price Chopper.

The project has been supported by Mechanicville Mayor Anthony Sylvester, who said on Monday that he looks forward to construction beginning in late summer or early fall.

"The sooner the better," he said. "Leonard Bus Sales should be completely moved by August, and demolition of the old buildings is expected to begin immediately."

Daily Gazette article

Tuesday, June 21, 2011

<http://www.dailygazette.com/>
See HTML Version of article

New kayak launch allows easy entry to Mechanicville from river



MECHANICVILLE — Mechanicville's new kayak launch is in the water, allowing small-craft boaters to easily leave or enter the city from the Hudson River.

The launch, purchased with state funds and installed by the city Department of Public Works, is a 40-foot gangway with a 50-foot kayak and canoe dock. It's the first phase of a revitalization project on the water.

As word of the new launch is just getting out, so far it has mostly been discovered by fishermen and sunbathers, according to city Public Works Commissioner David Higgins.

A new launch facility, aimed only for kayak and canoe use, is now in place at the Mechanicville Terminal.

Mechanicville has eight larger boat tie-ups, but the distance from the water to the concrete dock is too high for the personal craft to launch.

Last week, the floating launch was placed on the water at the far end of the parking lot off Terminal Street, behind City Hall.

"This is a nice addition to what we have here for boaters," Mechanicville Supervisor Thomas Richardson said Monday as he toured the park and boat dock area.

"We have free electricity and free water for the bigger boaters and now we have the launch and lockers for kayakers who want to secure their boats and head up into town for a bite to eat," he said.

The lockers were installed on Monday afternoon, according to Higgins, who said four kayaks can be tied up and there are boxes to hold life jackets or other items kayakers want to leave behind while they explore the city.

Higgins' crews will build new restrooms and showers near the dock later this year.

The city was awarded \$235,000 from the New York State Environmental Protection Fund to pay for new signs, an informational kiosk, decorative lighting, rehabilitation of sidewalks and crosswalks as well as most of the materials for the restrooms and showers.

Heading down the hill from North Main Street to the dock area, visitors will pass the side of City Hall that is a stark concrete foundation, cracked in places, and a brick wall reaching four stories into the air.

Someday the wall could be a canvas for murals, according to Richardson.

"We are thinking of having a contest for local artists or high school kids to improve the look of that," he said.

Another wall facing the water may also be painted with welcoming scenes someday, he said.

The project is aimed at bringing new business to the city, and the owner of a local restaurant said he's happy to see an increase in foot traffic.

Dominic Bucciero owns Bucciero's Pizzeria and Restaurant on North Main Street, about a block from the dock area.

"We do get business from the boaters who pull into the dock," he said Monday. "We had a few this past weekend, including two people from Georgia and two from Maryland. We see a lot of Canadians too during the summer."

He's hoping locals and others who stop at the city dock will be lured to his business by the smells of his pizzas and the promise of a cold beverage.

"We just got our liquor license two weeks ago and business has doubled," he said.

The original Bucciero's Pizza burned in May 2010 and he reopened in November across the street, but was delayed in securing the liquor license.

"I haven't been down to the dock yet, I'm too busy," he said.

The Troy Record (TroyRecord.com), Serving Troy and its surrounding communities

News

VIDEO Kayak, canoe dock ready for use in Mechanicville

Sunday, June 26, 2011

By Danielle Sanzone

The Record

MECHANICVILLE — A new kayak and canoe dock was recently installed behind City Hall and the Police Department.

The dock had some of its first kayakers with Scott Keller, from the state Hudson River Valley Greenway, taking out his red kayak and testing the waters along the Hudson River and Champlain Canal near the city terminal which dates back to 1911.

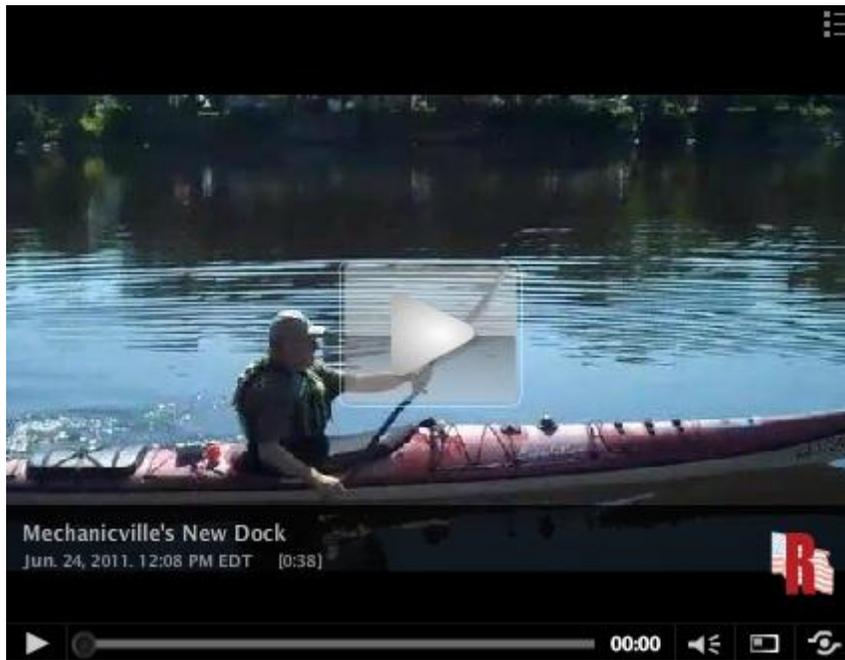
“We’ve been working with like-minded parties to bring this piece of the puzzle together. The dock will bring a higher quality of life for our residents,” said city supervisor Tom Richardson, who has been working on this project as part of the overall economic revitalization efforts.

The dock, with metal handles along the sides for easier access with non-motorized boaters, was installed and built using about \$16,500 in grant funding. The total of the project was about \$30,000.

Keller said that such docks are listed as one of the top items homeowners and business owners look for when purchasing property.

The installation was a city-wide effort with the Fire Department’s boat moving some of the equipment.

The site will also offer canoe and kayak racks, lockers, toilets and hot showers, said Richardson noting that only three river locations nearby offer hot water.



The sidewalks leading to downtown from the docks will also be replaced. That work is expected to start in a couple of weeks with completion expected in late summer or early fall.

The dock plan has been in the works for three years. The property along the river is owned by the canal corporation and everything needed the state's permission.

The initial grant application was denied, said Mayor Anthony Sylvester, but the city learned from their mistakes and tried again successfully.

Danielle Sanzone may be reached at 270-1292, @DanielleSanzone on Twitter, or by email at dsanzone@troyrecord.com.

URL: <http://www.troyrecord.com/articles/2011/06/26/news/doc4e07d58b165f2593471554.prt>

© 2011 troyrecord.com, a **Journal Register** Property

Railyard work is back on track

2012 completion date expected for \$40M intermodal facility

By ERIC ANDERSON Business editor

Published 12:00 a.m., Thursday, August 11, 2011

HALFMOON -- After several delays, construction work on the \$40 million intermodal railyard here is moving along, with a new bridge to carry truck traffic over the tracks nearly complete.

Construction on four buildings is expected to get under way this autumn, said Steve Watts, chairman of the Halfmoon planning board.

The project should be complete by early 2012, said Rudy Husband, a spokesman for Norfolk Southern Corp., a partner with Pan Am Railways in Pan Am Southern, the joint venture that will operate the yard.

The yard will include space for intermodal trailers, an automotive yard where newly manufactured vehicles will be transferred from trains onto trucks to be shipped to dealers, and what Norfolk Southern has called a filet/toupee operation, where freight cars are double-stacked (toupeed), or reduced to single stack (fileted).

Freight trains heading west would be double-stacked, while those heading east would be single-stacked so they can clear the Hoosac Tunnel in western Massachusetts.

Norfolk Southern trains will be able to travel from Boston to Chicago, using trackage rights over Pan Am Southern and the Delaware & Hudson Railway as far west as Binghamton before operating over their own tracks.

The Patriot Corridor, as the line from Ayer, Mass., just outside Boston, to Mechanicville is called, is one of several intermodal corridors, where containers and truck trailers ride atop flatcars, that Norfolk Southern operates or is developing.

State officials, meanwhile, are working with Norfolk Southern and Canadian Pacific Railway to replace the Portageville Bridge, the earliest parts of which date from 1875. The bridge carries freight trains 245 feet over a river gorge in western New York, but its condition forces trains to travel no faster than 10 mph over the span.

An application for federal funds was rejected, but the DOT is pursuing other sources of funding for the estimated \$35-\$40 million bridge replacement, said DOT spokeswoman Carol Breen.

Canadian Pacific and Norfolk Southern together will pay at least half of the cost, she said.



The new railyard in Halfmoon covers 205 acres, 185 of those in Halfmoon and the rest in Mechanicville, said Watts, the planning director.

Norfolk Southern has invested \$137.5 million, including the money spent on the railyard, to upgrade the corridor east through Massachusetts.

Railroad and elected officials are scheduled to meet next Wednesday to discuss ways to integrate the railyard with economic development in the region.

The yard, which is expected to create 85 jobs, is also expected to inject as much as \$100 million in economic activity into the region.

Eric Anderson can be reached at 454-5323 or eanderson@timesunion.com.

Saratoga / North Country

[Change region](#)

[RSS](#) [Twitter](#) [Facebook](#)



YNN.COM
YOUR NEWS NOW.

Updated 08/17/2011 05:11 PM

Tour of \$40 million train facility that will bring hundreds of jobs

By: Steve Ference

It's a major project for Mechanicville that will have an economic impact throughout the entire Northeast. Our Steve Ference got a tour of the new Capital District Intermodal and Automotive Facility with local leaders who say the new train facility will be another strength for the area.

MECHANICVILLE, N.Y. -- After being briefed on the 100-plus acre Mechanicville site, state and local leaders boarded a couple buses to get a look at what will soon become a \$40 million "intermodal facility." Basically, a massive loading and unloading hub for trains traveling the northeast.

"We're talking about a 200 acre site in three towns. We're really only developing 80 acres of that," Norfolk Southern Government Relations Director, Darrell Wilson, said.

Getting a first-hand look, you notice just how expansive the site really is with acre after acre getting flattened to make way for all the trains, a facility that will be capable of some 40,000 lifts per year, moving freight from train to truck.

Wilson said, "This brings us a direct capability to bring intermodal traffic and finished automobiles into this market."

And while building a railroad may sound quite 19th century, railroad experts point out a ton of freight can travel nearly 500 miles on one gallon of fuel. And there are the jobs.

"This is going to facilitate commerce all throughout the northeast and create jobs," Rep. Chris Gibson said. "Already it's created 100 jobs and when this project is done close to 100 to sustain it."

Really, this site is so large it's impossible to show you on television. But officials say the facility should be operational by the end of the year.

"Not all of the facility will be done, but enough that we can bring trains in and ground freight here by the end of the year," Wilson said.

"On top of job creation, a positive environmental impact," Rep. Gibson pointed out. "You see four streams that have been positively enhanced and you see a trail between Saratoga Springs and Mechanicville."

And such a large investment, perhaps an optimistic sign for the long-term economy too.

"When railroads invest, we invest for the long-haul," Wilson said. "These are 20, 30, 40 year assets so we're really not thinking about the near-term economy but the long-term economy."

Copyright © 2002-2011 TWEAN News Channel of Albany, L.L.C d.b.a. YNN. All Rights Reserved.
[Web production](#) by [Tipit](#) — Powered by [News Gecko](#)

Daily Gazette article

Wednesday, September 21, 2011

<http://www.dailygazette.com/>
See HTML Version of article

By Christopher Ringwald

Mechanicville distributor expands beverage selection



MECHANICVILLE — There will be more soda to go this fall at DeCrescente Distributing Co.

In October, the region's largest distributing firm will begin delivering Polar Beverages to major retailers in the 11 counties of the Capital Region. The soft drink brands include 7Up, Sunkist, A&W, Seagram's, Diet Rite and Country Time.

DeCrescente will be the sole supplier of Polar products to Walmart, Target, Kmart, Price Chopper, Hannaford and the new ShopRite that will be opening Oct. 2 in Niskayuna. Polar had previously distributed to those chains itself.

DeCrescente Distributing Co., the region's largest distributing firm, will begin delivering Polar Beverages to major retailers in the 11 counties of the Capital Region in October.

DeCrescente had already been distributing Polar brands to independent stores but the chain stores amount to a majority of Polar's local volume.

The deal was announced Monday, though its financial terms were not disclosed. It will allow DeCrescente to build its soft-drink portfolio and grow the business as well, according to Russ Teplitsky, general manager for DeCrescente.

The acquisition, the firm's third this year, adds 900,000 cases of beverages per year to DeCrescente's business, a blend of beer and soda products. With total growth of 1.6 million cases, DeCrescente's annual volume will be 9.6 million cases.

Founded in 1948, DeCrescente is a fourth-generation, family-owned business.

As part of the hand-over, DeCrescente plans to hire about 27 Polar employees, said Carmine DeCrescente Jr., company president. "We want keep everyone on," he said.

The company currently employs 325.

As part of its overall growth, DeCrescente recently built a new conference center and plans a new warehouse at its Mechanicville facility.

Saratoga / North Country[Change region](#)**YNN.COM**
YOUR NEWS NOW.

09/20/2011 05:45 PM

0% loans in Mechanicville

By: Steve Ference

No doubt we've all heard enough about the "tough economy." Now, the question is how to best move forward. Our Steve Ference reports on a new loan program officials in Mechanicville hope will bring in and grow businesses, a loan program that may keep on giving.

MECHANICVILLE, N.Y. -- It's been the dream of John Falco to own a deli. But mix in financial ingredients like a tough economy and tight credit, it's meant a recipe for a tight bottom line.

But Faldoni's Deli opened in Mechanicville, which is five minutes from the massive business project GlobalFoundries.

Mechanicville Mayor Anthony Sylvester said, "We're only one square mile, but we can grow the center of town with businesses."

One way they hope to do that - with a new loan program.

Sylvester said, "You can use it to buy equipment, get yourself started, hire people."

"We'd probably use it for some equipment, small repairs," Falco said.

Businesses can apply for up to a \$10,000 chunk of the \$99,000 program. And here's the key: "It's also going to be at zero percent interest," Sylvester explained. "You can borrow between \$2,000 and \$10,000 between three and five years to pay it back."

This, after another program gave matching funds to businesses to improve their facades.

Falco said, "That was huge for us because just getting the painting done and the awnings done, people knew we were here."

And all of it, in an environment where lending is often tough. Officials, working with local banks to make the cash stretch further.

Mechanicville Town Supervisor Tom Richardson said, "If people borrow money through our loan fund, it may give them some leverage to borrow more money from one of the local banks."

And all of these programs, as you might imagine, leading to economic spinoff. Especially for others who were hurt in the recession.

StarrBuilt Construction Partner Joe Starr said, "It was a big blessing. With this grant program, we've got four different jobs out of it, made four new contacts. We've probably made \$50,000 from this."

Richardson said, "We're in a great location and it gives us a great opportunity to bring it back to the way it was in the 1950s and 60s."

As the loans are paid back, others can apply - a program that they hope will lend itself to continually feeding business growth.

Copyright © 2002-2011 TWEAN News Channel of Albany, L.L.C d.b.a. YNN. All

Daily Gazette article

Wednesday, September 21, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Rail yard just one of many attempts at revitalization

By Christopher Ringwald

Projects hint at Mechanicville's brighter future



MECHANICVILLE — Industry came and much of it left, but now, officials say, a raft of new projects will be bringing business and people back to this mile-square city of 5,500.

The big one is the \$40 million intermodal rail yard and trucking facility being built just over the border in Halfmoon and Stillwater. Norfolk Southern Corp. officials said last month that it was nearly half complete and should be operating by the end of the year, loading and unloading automobiles and trailers from freight trains as much as 11/2 miles long.

The Lake Champlain Maritime's Museum floating classroom, the Lois McClure, sits docked in Mechanicville with the NYS Canal Corporation tug Urger on Tuesday. The city dock may get improvements which include new bathroom areas.

Local leaders are inspired by the spinoffs from a similar project near Roanoke, Va. That yard attracted 24 new businesses worth about \$600 million, they report. "If we can bring in half that, we'd all be happy," said Anthony J. Sylvester, the city's mayor, who pegged its success to a shift in shipping preferences. "Because of the price of gasoline and fuel, it's cheaper to go by rail."

residential facilities.

But that's not all that's happening in Mechanicville. Other projects range from new bridges and trails to rebuilt streetscapes, refurbished facades and new commercial and

"We're finishing up microenterprise grants that were funded with \$200,000 from the [federal] Community Development Block Grant program," said Sylvester.

These were awarded to help businesses train and hire employees, purchase equipment and undertake other growth efforts. Since recipients must match the grants with their own spending, said Thomas J. Richardson, the city's representative on the Saratoga County Board of Supervisors, the total impact will be \$400,000. Most of the work was done by local contractors, he added. Businesses included the End Zone sports bar— which replaced its facade and installed new booths, tables and kitchen equipment — as well as a chiropractor, pet salon and the Ugly Rooster restaurant.

Other projects, in various stages, include:

- A \$99,999 grant recently awarded by the U.S. Department of Agriculture will help establish a revolving loan fund. Merchants will be able to borrow \$2,000 to \$10,000 with generous repayment schedules at no interest.
- A federal Housing and Urban Development grant, which the city applied for in the amount of \$300,000, will help pay to rehabilitate housing for the elderly and provide new furnaces, insulation and other improvements to owner-occupied homes. Richardson noted that about 40 percent of city residents are age 62 and older and live on fixed incomes.
- Work has just begun on the city dock, located on the Hudson River, and Main Street with a \$236,000 grant from the state Office of Parks, Recreation and Historic Preservation. The city will provide an equal amount in labor and office work. The project includes new bathrooms and showers and a new kayak dock on the Hudson — already removed for the year because of the recent flooding.

"Boaters already speak about how friendly it is to stop in Mechanicville," said Richardson. Along Main Street there will be new sidewalks, parking spaces and rebuilt streetscapes.

Tuesday morning at the dock, Erick Tishonuk of the Lake Champlain Maritime Museum called it "a wonderful asset that the city has." He is captain of the Lois McClure, a freight schooner restored for educational purposes, currently docked in Mechanicville.

- The South Street Hill project, funded with a \$3.2 million grant from the Capital District Transportation Committee, will include repaving the street, which leads to the city school campus, with new sidewalks, new fencing and retaining walls and new drainage underneath. The work is to be done next spring and summer.

- A \$1.2 million grant from the state Department of Environmental Conservation will pay to reline more than a mile of sewer trunk line and replace two pump stations. The work has been completed.

- The Zim Smith trail, a biking and hiking trail that originates in Ballston Spa, will be extended into Mechanicville after the city donates some property to the project. The work is being completed by Saratoga County and the state Office of Parks, Recreation and Historic Preservation.

- Several small bridges over the Anthony Kill, also known as Tenenhowa Creek, will be replaced. The state and county will replace one, at the intersection of routes 4 and 32, in 2012, said city Accounts Commissioner C. Mark Seber. Two others will be replaced — one on Main Street and the other on Francis Street, both near City Hall — in 2014. The city will complete the work with funding from the Capital District Transportation Committee. The stream runs from Round Lake to the Hudson River.

- The DeCrescente Beverage Co. has completed a 52,000-square-foot conference and training center and plans to add a 40,000-square-foot warehouse. The company will then have nearly 300,000 square feet of buildings at the Mechanicville site. DeCrescente recently announced its third acquisition this year, this time of Polar's distribution to chain stores. "It's a significant amount of growth," said Liz Grimes, a spokeswoman for the company. Seber said the construction "will enhance the north side of the city and add jobs."

- The Esplanade will include six new buildings with 225 apartments and 37,000 square feet of retail space. The \$41.1 million project is being developed by Empire Warehousing of Saratoga Springs, and construction is expected to begin shortly. "Everybody wants to live near the water," said Richardson. Among new residents should be workers at the Global Foundries semiconductor plant being built nearby, as well as the new rail yard and warehouses.

Richardson also touted the city's walkability and proximity to major employers. Put together, he said, the various projects should amount to "the rebirth of the city."

"We had a lot of industry, and we basically lost it. [Now] this is going to bring in a lot of people and business."

The Troy Record (TroyRecord.com), Serving Troy and its surrounding communities

River

Current, potential small business owners encouraged to apply for revolving loan

Thursday, October 13, 2011

By Jennifer Dugan

River Life

MECHANICVILLE — Current and potential small business owners in the City of Mechanicville are now eligible to apply for a special revolving loan to help offset the cost of building, expanding, or purchasing much needed supplies for their businesses. Applications for the City of Mechanicville's Revolving Loan Fund Program are being accepted through Oct. 21, 2011, with funds to be dispersed in December.

"The City applied for a federal grant from the U.S. Department of Agriculture to create a Revolving Loan Fund. My economic development firm, Camoin Associates, works with Mechanicville on many projects, including a Microenterprise Program. When the opportunity for the USDA funding surfaced, we decided to partner together to apply for funds," Economic Development Specialist Alison Bates said. "The response to the Microenterprise Program was so strong that we realized there was a lot of need in the community that the Microenterprise Program alone could not address."

Bates says that she hopes that the program will help to revitalize the small business community in Mechanicville. "Our goal is to help small businesses in Mechanicville. Giving assistance to existing businesses and to small startups is very important to an area's economic development. And so our desire is to see successful businesses open and remain in Mechanicville," she said.

The program allows for widespread eligibility. "Anyone who currently owns a business located within the City, or anyone that would like to start a business in Mechanicville that has 50 employees or fewer can apply," she said. "You must be able to document financial need."

"Applications can be picked up at the Accounts Office at City Hall at 36 North Main Street and at the Chamber of Commerce offices. The application itself is fairly straightforward, and you will need to include a business plan, and provide third-party estimates for your proposed costs. For example, if you run a hair salon and want to buy new shampoo sinks, we would need to see documentation from a sink retailer detailing the cost per sink," said Bates. "After we receive all of the applications, the review committee will score the applications. One way to earn points is to create jobs. This is not a requirement of the program, but is favorable."

Bates says that the terms of the loan will vary slightly based on the project. "The loans range from \$2,000 to \$10,000, and the recipient will need to provide 10% of the total loan cost in an equity match. So for instance, if your loan request is for \$10,000, you would be awarded a loan of \$9,000 and have to document that you supplied the remaining 10% by submitting receipts," she said. "This is a 0% fixed interest rate loan, and your repayment time depends on the size of your loan. You have 3 years to repay if your loan is under \$5,000, and 5 years to repay if your loan is \$5,000 or greater."

There are many factors that will go into determining what projects will be awarded the funds. "We will look at many factors including: how strong the business plan is, essentially, does this loan seem like an investment in a business that is going to be around and thriving for years to come? Will new jobs be created as a result of the proposed project [and] how will the proposed project enhance Mechanicville," Bates said.

Bates says that she is pleased with the response so far. "The City handed out about 25 applications to people. We are just now starting to see some of the completed applications come back in, which is very exciting," she said. "We anticipate providing loans to about 20 businesses. Of course, this depends on the applications themselves. This number could increase or decrease based on the projects that are being proposed."

Bates says she feels hopeful for the small business community in Mechanicville. "It's a very good sign that the City has handed out so many applications," she said. "So far, I've received several phone calls from applicants who have basic questions about the application process, which is also encouraging. This assistance can really make a huge difference to a small business, so the response so far has been positive."

For more information, contact Alison by phone at 899-2608 x107 or email at Alison@camoinassociates.com

URL: <http://www.troyrecord.com/articles/2011/10/13/river/doc4e97127f9d75c930241832.prt>

© 2011 troyrecord.com, a [Journal Register](#) Property

The Troy Record (TroyRecord.com), Serving Troy and its surrounding communities

News

Mechanicville's small business owners encouraged to apply for USDA loans

Sunday, October 16, 2011

By Jennifer Dugan
Special to The Record

MECHANICVILLE — Current and potential small business owners in the City of Mechanicville are now eligible to apply for a special revolving loan to help offset the cost of building, expanding, or purchasing much needed supplies for their businesses. Applications for the City of Mechanicville's Revolving Loan Fund Program are being accepted through Oct. 21, 2011, with funds to be dispersed in December.

"The City applied for a federal grant from the U.S. Department of Agriculture to create a Revolving Loan Fund. My economic development firm, Camoin Associates, works with Mechanicville on many projects, including a Microenterprise Program. When the opportunity for the USDA funding surfaced, we decided to partner together to apply for funds," Economic Development Specialist Alison Bates said. "The response to the Microenterprise Program was so strong that we realized there was a lot of need in the community that the Microenterprise Program alone could not address."

Bates says that she hopes that the program will help to revitalize the small business community in Mechanicville. "Our goal is to help small businesses in Mechanicville. Giving assistance to existing businesses and to small startups is very important to an area's economic development. And so our desire is to see successful businesses open and remain in Mechanicville," she said.

The program allows for widespread eligibility. "Anyone who currently owns a business located within the City, or anyone that would like to start a business in Mechanicville that has 50 employees or fewer can apply," she said. "You must be able to document financial need."

"Applications can be picked up at the Accounts Office at City Hall at 36 North Main Street and at the Chamber of Commerce offices. The application itself is fairly straightforward, and you will need to include a business plan, and provide third-party estimates for your proposed costs. For example, if you run a hair salon and want to buy new shampoo sinks, we would need to see documentation from a sink retailer detailing the cost per sink," said Bates. "After we receive all of the applications, the review committee will score the applications. One way to earn points is to create jobs. This is not a requirement of the program, but is favorable."

Bates says that the terms of the loan will vary slightly based on the project. "The loans range from \$2,000 to \$10,000, and the recipient will need to provide 10% of the total loan cost in an equity match. So for instance, if your loan request is for \$10,000, you would be awarded a loan of \$9,000 and have to document that you supplied the remaining 10 percent by submitting receipts," she said. "This is a 0 percent fixed interest rate loan, and your repayment time depends on the size of your loan. You have 3 years to repay if your loan is under \$5,000, and 5 years to repay if your loan is \$5,000 or greater."

There are many factors that will go into determining what projects will be awarded the funds. "We will look at many factors including: how strong the business plan is, essentially, does this loan seem like an investment in a business that is going to be around and thriving for years to come? Will new jobs be created as a result of the proposed project [and] how will the proposed project enhance Mechanicville," Bates said.

Bates says that she is pleased with the response so far. "The City handed out about 25 applications to people. We are just now starting to see some of the completed applications come back in, which is very exciting," she said. "We anticipate providing loans to about 20 businesses. Of course, this depends on the applications themselves. This number could increase or decrease based on the projects that are being proposed."

Bates says she feels hopeful for the small business community in Mechanicville. "It's a very good sign that the City has handed out so many applications," she said. "So far, I've received several phone calls from applicants who have basic questions about the application process, which is also encouraging. This assistance can really make a huge difference to a small business, so the response so far has been positive."

For more information, contact Alison by phone at 899-2608 ext. 107 or email at Alison@camoinassociates.com

URL: <http://www.troyrecord.com/articles/2011/10/16/news/doc4e9a76933284d380834175.prt>

© 2011 troyrecord.com, a **Journal Register** Property

Zim Smith Trail extension eyed

By [LEIGH HORNBECK](#) Staff writer

Published 11:55 a.m., Wednesday, October 19, 2011

BALLSTON SPA -- The Saratoga County Board of Supervisors voted Tuesday to spend \$180,000 toward a right of way that would extend the Zim Smith Trail to Mechanicville.

The money will come from a capital account set aside for the trail. Supervisor Anita Daly, R-Clifton Park, suggested applying to the Capital Region Economic Development Council for money.

The 3-mile extension would cross about a dozen parcels of privately owned land, including wetlands and one stream crossing. This vote gives supervisors the go-ahead to begin approaching landowners for permission to construct a trail on their land, said county Planning Director Jason Kemper.

The project also includes the utility company New York Electric and Gas, which is looking to install a transmission line in the same location. The 9-mile trail was named for Zimri Luce Smith, a retired Air Force colonel who worked for historic preservation in Saratoga Springs. It has been incrementally extended and improved for 10 years. The trail runs from Oak Street in Ballston Spa to Coon's Crossing in Halfmoon. Federal grant money has paid for about 80 percent of the project. An extension to Mechanicville will carry users to the Champlain Canalway via city streets.

Daily Gazette article

Tuesday, October 25, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Editorial: Let Mechanicville benefit from recreation trail

Mechanicville is seeing some positive developments lately, but still has a long way to go before it returns to the prosperity of the days when it was Saratoga County's industrial center. By contrast, the Zim Smith recreation trail only has a short way to go from Coons Crossing, where it stops now, into the city of Mechanicville, where its supporters would like it to go. The county has just made that connection much more likely by authorizing the spending of up to \$180,000 to acquire from private landowners the necessary rights of way.

After more than 10 years of piecemeal construction, the Zim Smith trail was extended to Coons Crossing this spring, and now runs from Ballston Spa through Malta and Round Lake to Halfmoon. Such off-road trails are popular with bicyclists, in-line skaters, walkers and cross-country skiers, who use it for recreation, a dose of nature, even transportation. That narrow strip of pavement takes up only a little space and can accommodate a lot of uses — unlike the roads, housing subdivisions and shopping centers that have eaten up large chunks of fast-developing, auto-dependent Saratoga County in recent years.

And more growth is in store, with the GlobalFoundries plant and technology park in Luther Forest. Good land-use planning and smart growth call for encouraging people to live in, visit, spend money in places where infrastructure, amenities and businesses already exist — places like Mechanicville. The Republicans who control the county have not only pursued policies that encouraged sprawl, they've seemed to go out of their way to hurt the needy, Democrat-controlled city — such as when they changed the sales tax distribution formula to its disadvantage in 2001.

The \$180,000 authorization is significant, especially at a time when the county's usual hefty surplus is down. It's also enlightened, because a major recreation path connecting Mechanicville on the south all the way to Saratoga Springs in the north (the last part of the Zim Smith trail plan) would help not only those cities but the entire county.

The Troy Record (TroyRecord.com), Serving Troy and its surrounding communities

News

Mechanicville, Stillwater hope to lure additional businesses during economic summit

Saturday, November 5, 2011

By Michael Cignoli
Special to The Record

MECHANICVILLE - Two communities want to be a part of the business boom underway in Saratoga County and will showcase what they have to offer during an economic summit later this month.

The Mechanicville Stillwater Chamber of Commerce is hosting the Nov. 17 event at the Elks Club on Park Avenue to highlight the success stories of local businesses and exhibit what the future holds for Mechanicville and Stillwater. The summit is modeled after a similar event sponsored by the Saratoga Economic Development Corp. and the chamber hopes the event will catch the eye of businesses looking to set up shop in the Capital Region and encourage them to come to their communities.

"Remember when you were a teenager and you went to the high school dance with your best dress and your prettiest make-up because you wanted to look good and dance with one of the guys?" Mechanicville Supervisor Thomas J. Richardson asked. "That's what we're trying to do for the City of Mechanicville."

Though the communities are in the middle of multiple economic development projects, Chamber of Commerce officials said the communities get overshadowed by nearby Malta and its impending \$4.6 billion GlobalFoundries microchip manufacturing plant.

"If we don't tell people what's here," Chamber Chair Barbara Zucca Corsale said, "they may not see it."

In Mechanicville, Logistics One has plans to construct a mixed-use development that will house 228 apartments and 37,000 square feet of retail space along the Hudson River and construction has started on PanAm Southern's new intermodal rail yard. Richardson said a similar project in Virginia resulted in the construction of 20-plus warehouses within a 5-mile radius of the rail yard. Those potential employees have to eat and sleep somewhere.

"We're trying to entice these people to come here instead of some place else," he said.

Stillwater Supervisor Ed Kinowski said his community is in the process of rezoning state Route 67 to create another business corridor to attract warehouses, office buildings and support businesses for the nearby rail yard and GlobalFoundries.

"There's going to be 300 trucks a day coming up and down 67," Kinowski said, adding Stillwater is looking for any business that can help boost the town's tax base.

Though the large-scale, marquee projects get most of the attention, Richardson said Mechanicville has received \$12

million in grant funds in recent years and has created several grant and no-interest loan programs to help develop its small business sector.

This year's summit – the third annual – will honor John Bove of G.A. Bove & Sons for the fuel company's accomplishments, Corsale said.

Guest speakers include Clifton Park Supervisor Anita Daly, the chair of the Board of Supervisors Economic Development Committee, and Sen. Roy McDonald. Representatives from Pan Am Southern and the Luther Forest Technology Campus will be in attendance.

The summit begins at 5:30 p.m. Nov. 17. It costs \$50 for chamber members and \$60 for non-members. Beer, wine, soda, hors d'oeuvres and dinner are included.

Proceeds from the event will help the Chamber of Commerce finish renovating the XO tower and convert an adjoining building into a railroad museum.

For more information, contact the chamber at 664-7791.

URL: <http://www.troyrecord.com/articles/2011/11/05/news/doc4eb52d9a26402325007855.prt>

© 2011 troyrecord.com, a **Journal Register** Property

Daily Gazette article

Sunday, November 6, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Brighter outlook rolls in with rail yard

By Lee Coleman

MECHANICVILLE — Until the mid-1980s, the Mechanicville rail yard was a transportation hub in the Northeast, bringing in trains from all points of the compass.

The Boston & Maine Railroad and the Delaware & Hudson Railway each had sprawling rail yards in an area that included a small piece of the city of Mechanicville and larger pieces of the towns of Halfmoon and Stillwater.

"They called it the Mechanicville yard," said Mayor Anthony J. Sylvester of Mechanicville. He worked in the Boston & Maine yard for 17 years.

This same 200 acres will become a key railroad hub again with some container trains rolling in by year's end.

Pan Am Railways and Norfolk Southern have joined forces in a venture called Pan Am Southern to build the \$45 million intermodal and automotive rail facility. Pan Am Railway is a descendant of the Boston & Maine and controls railroad tracks that originate northwest of Boston.

"It's halfway done," said David Pidgeon, a spokesman for Norfolk Southern. "We are hoping to open the intermodal terminal by January 1."

The old Boston & Maine and D&H railroad tracks, miles of them in the old yard, were taken out and sold for scrap years ago, Sylvester said most of the old rail yard buildings were leveled by a tornado that swept through the Mechanicville area in late May 1998.

The jobs in the old rail yard, sometimes passed down from generation to generation, also evaporated.

The new intermodal terminal will include space for large container boxes that are transported on trains but also can be loaded onto tractor trailers. The automotive portion of the yard, which will accept new automobiles coming from places such as Detroit, is expected to be finished by the end of 2012.

Local officials see the sprawling new facility as a major economic engine that could create spin-off businesses that will provide jobs and a boost to the tax base for the city and towns.

"We are looking for warehousing within the school district," Sylvester said. He said such businesses would pay taxes to the Mechanicville City School District, which includes the city and large parts of Halfmoon and Stillwater.

"That would add tax base and jobs without more pupils," Sylvester said.

Within the past three weeks, a new road into the intermodal and automotive yards was opened. The road includes a bridge across the Anthony Kill connecting the facility with Route 67 in the town of Stillwater.

looking for business

Stillwater town Supervisor Edward D. Kinowski said his town is planning for the business that he expects the rail yard will generate. The town has developed a zoning district along Route 67 in Stillwater that will allow business development as a special permitted use. Residents will be able to keep their homes in this overlay district or sell them to businesses, which wouldn't need to get a zoning change to start operations.

Kinowski said the district has special architectural and design guidelines that will require businesses locating in the district to have buildings that have a rural, valley look. He said the designers will have to consider variations in the roof lines and topography of the land.

Residents at first expressed concerns about all the trucks on Route 67 entering the rail facility to pick up containers or loads of new cars, but the overlay district has been welcomed as a reasonable alternative, Kinowski said.

People interested in selling or buying land near the intermodal facility can contact the Saratoga Economic Development Corp. in Saratoga Springs. The district runs from George Thompson Road to the Mechanicville city line and from George

Thompson Road west to the Malta town line.

"This is really a boon opportunity in a tough economic time," Kinowski said. "Stillwater is open for business. We need tax base and want to grow."

Part of the Pan Am Southern agreement is track, signal and capacity improvements on the 155-mile Mechanicville-to-Ayer, Mass., portion of the tracks. Pan Am Railways operates 2,000 route miles in Maine, New Hampshire, Massachusetts, Vermont, Connecticut, New York and Canada.

Norfolk Southern operates 21,000 route miles in 22 states and the District of Columbia. It serves every major container port in the eastern United States.

Sylvester said about 100 construction workers are now on the new rail yard projects, with 50 truckloads of dirt per day brought into the site last week, along with dozens of loads of concrete.

"The workers come downtown and eat lunch and dinner here," he said.

freight transfers

Pidgeon of Norfolk Southern said there will be three 4,000-foot tracks that will support the automotive transportation part of the rail yard and two 4,000-foot tracks that will support the intermodal part of the facility.

An intermodal rail terminal is used for transporting freight from one mode of transportation (rail) to another (tractor-trailer). These transfers of freight are called "lifts" and the Mechanicville facility will be capable of 70,000 lifts per year.

The facility will have parking spaces for nearly 700 new automobiles and nearly 400 spaces for trailer boxes, Pidgeon said.

"The beauty of the site is that it expands our intermodal capacity in the Capital Region," Pidgeon said. The facility will replace an intermodal site in Albany County used by Norfolk Southern.

The automotive portion of the terminal will both unload rail cars carrying automobiles, called autoracks, and offer short-term storage of cars.

Pidgeon said intermodal terminals similar to the one being built in Saratoga County "have proven to be powerful engines of economic growth by attracting logistics, warehousing and distribution centers to locate nearby. And that creates jobs."

Sylvester said he heard an intermodal terminal built near Roanoke, Va., brought as much as \$600 million in new business to that area.

Pidgeon said that Norfolk Southern is also involved in an intermodal terminal in Franklin County in Pennsylvania. "It's under construction right now and will open in 2012," Pidgeon said. He said the facility will serve the south-central area of Pennsylvania.

Norfolk Southern said in its third-quarter report, released Oct. 26, that income from the corporation's railway operations increased 26 percent to an all-time record of \$938 million compared to the same period in 2010. Norfolk Southern operates the most extensive intermodal network in the East and is a major transporter of coal and industrial products, according to the corporation's third quarter report.

Daily Gazette article

Saturday, November 12, 2011

<http://www.dailygazette.com/>
See HTML Version of article

Money sought to extend Zim Smith trail

BALLSTON SPA – Saratoga County will apply for \$400,000 in state funding to extend the Zim Smith recreation trail from rural Halfmoon into Mechanicville.

The proposed application money from the state Office of Parks, Recreation and Historic Preservation would require a county contribution, but officials believe the \$180,000 the county agreed to spend last month would count.

County and local officials see large potential in the trail extension, which would allow off-road users – walkers, runners, bicyclists and snowmobilers – to get from Ballston Spa all the way to Mechanicville.

“Obviously it’s great for the city of Mechanicville,” said Supervisor Tom Richardson, Saratoga County’s representative on the county Board of Supervisors. “The Zim Smith trail will either begin or end at the waterfront in Mechanicville.”

The trail would run along the southern side of the new Pan Am-Southern railroad yard.

Daily Gazette article

Monday, November 21, 2011

<http://www.dailygazette.com/>
See HTML Version of article

By David Lombardo

Mechanicville firefighters get new life-saving equipment



MECHANICVILLE — Firefighters in Mechanicville have just gotten new equipment to help save lives, including their own.

“There are three things we need as firefighters: men, turnout gear and air packs,” said the Fire Department’s Deputy Chief Jim Corrigan Jr. Because they already have volunteers and they replaced their turnout gear last year, he said that air packs were what they needed.

“We went to the city councilors and the mayor with a proposal to replace our air packs,” he said.

Mechanicville Fire Department assistant chief Jeff Alonzo, left, works on the Rapid Intervention Team rescue pack, while deputy chief Jim Corrigan, Jr., tries on one of 30 new self-contained breathing apparatus put into service Thursday.

The department ended up getting 30 new air packs, which are more ergonomic and allow for buddy breathing. These packs replaced existing units that were 10 years old and basically out of date.

In addition to the packs, the department got 30 new masks, which are rated to be used in the event a weapon of mass destruction is deployed and are equipped with voice amplifiers. Corrigan said the amplifiers are important because traditionally, “You don’t

hear what they’re saying to you most of the time.”

The big item, which is unique to the area, is a Rapid Intervention Team pack that the department got.

It looks like a gym bag, but the 20-pound lifesaving instrument has a 60-minute bottle in it, compared to the 30 minutes available on an air pack, and is equipped with hookups to masks on both ends.

Assistant Chief Jeff Alonzo said the pack is typically used by a FAST team, which is specifically targeted to save firefighters. “They don’t do anything but sit and wait,” he said. “They have special training to go in with this equipment.”

“It’s huge to have all this updated equipment,” Alonzo said.

He said the new pack helps save valuable time because it can be used by feel. He argued that this type of equipment is also relatively new, as rescuing firefighters has traditionally been an afterthought. In Mechanicville, though, Alonzo said it will be important because, “We are aggressive. We go and fight fires.”

Mayor Anthony Sylvester said the equipment cost about \$133,000 and will be paid over about five years through the bonding process. He said it was a no-brainer to green light the expense, noting that the old equipment was “on its last legs.”

Corrigan argued that the city’s investment to protect firefighters will help out citizens, because responders will have the best gear to rescue them with.

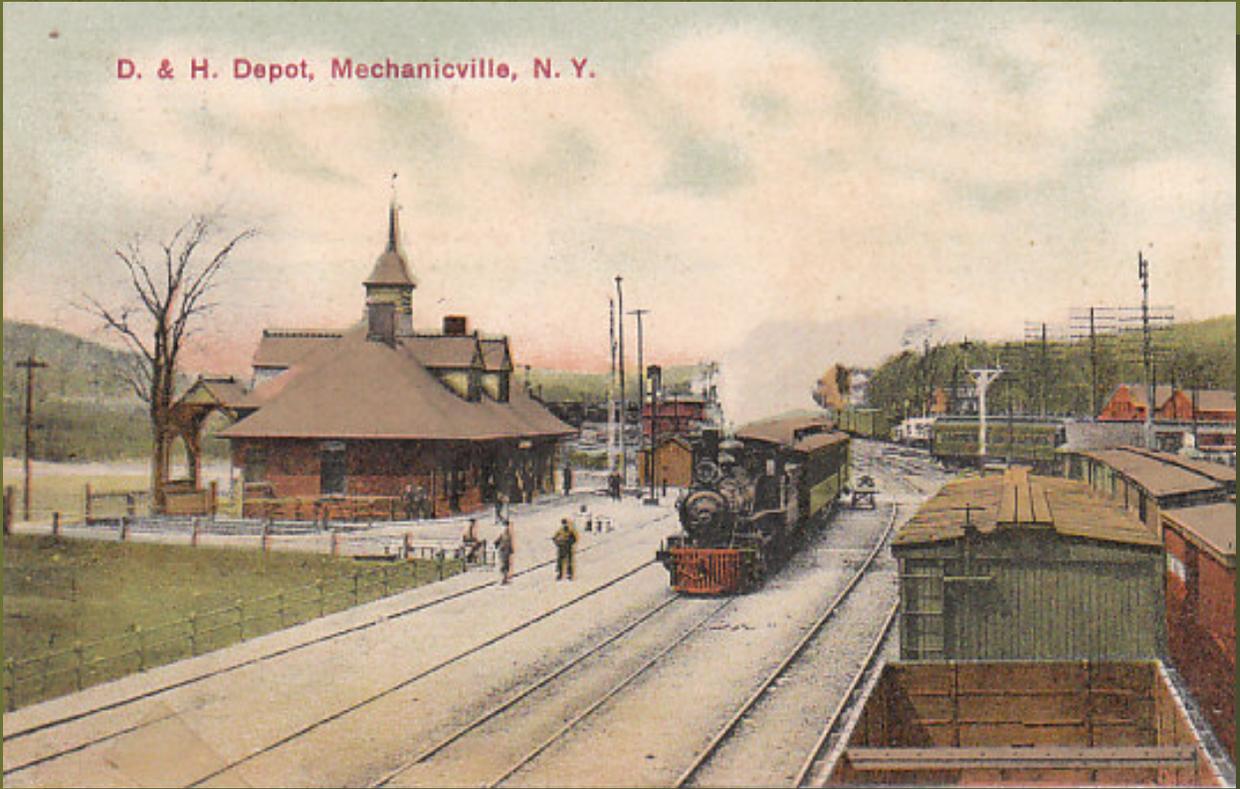
“These things will pay themselves off sooner than later,” he said.

Corrigan added that the air packs are deployed almost anytime the firefighters step off the truck.

C – Grant Summary Chart

Mechanicville: Revitalization Committee
Grants Tracking
Sources & Uses Matrix

Project	Funding Source	Award Amount
Linkage Study	Capital District Transportation Committee (CDTC)	\$60,000
Sign Project: Phase One	Hudson Valley Greenway	\$5,000
Sign Project: Phase Two	Hudson Valley Greenway	\$5,500
South Street Un-Safe Road Project	Capital District Transportation Committee (CDTC)	\$500,000
Rte 67 Gateway Upgrades	Member Initiative: Senator Bruno	\$75,000
Sewer Overflow Repair	NYS DEC Water Quality Improvement Program	\$598,000
Sewer Overflow Project	Small Cities: Office of Community Renewal	\$600,000
NY Main Street	NYS Division of Housing & Community Renewal	\$200,000
Shared Services Program	NYS Department of State	\$340,000
Sanitary Sewer Plan	Member Initiative: Senator Bruno	\$40,000
Central Avenue Bridge	Member Initiative: Senator Bruno	\$35,000
Rte 67 Gateway	Saratoga-Washington Partnership	\$35,000
Kayak Launch	Hudson Valley Greenway	\$13,000
Brownfield Opportunity Area	NYS Department of Environmental Conservation (DEC)	\$211,500
Mechanicville Terminal Dock	NYS Environmental Protection Fund (EPF)	\$234,400
South St Safety Upgrades	TIP	\$3,170,000
Frances St Bridge over Anthony Kill	TIP	\$2,420,000
North Main St Bridge over Anthony Kill	TIP	\$2,950,000
Micro Enterprise	NYS Office of Community Renewal	\$200,000
Rural Business Enterprise	United States Department of Agriculture	\$99,000
Micro Enterprise	NYS Office of Community Renewal	\$200,000
TOTALS		\$11,991,400



City of Mechanicville
Anthony J. Sylvester, Mayor
36 North Main Street
Mechanicville, NY 12118
(518) 664-8331



www.mechanicville.com