

2019 ANNUAL MEETING

March 27, 2019 6:00 PM Troy City Hall

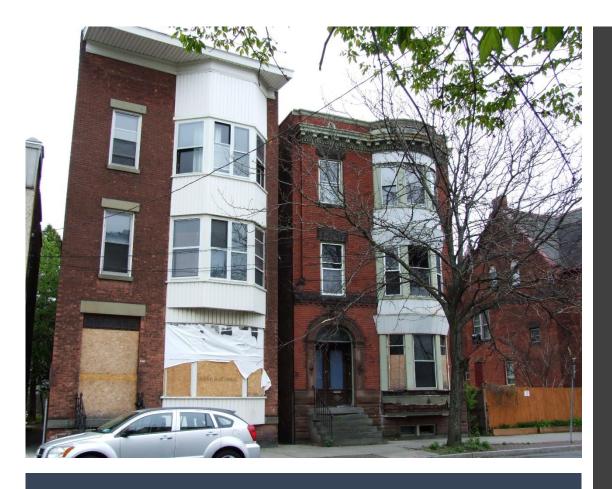




Presentation Overview

- 1. A Review of 2018 Activities
- 2. A Preview of 2019 Projections
- 3. A very brief summary of other significant 2019 changes
- 4. An Overview of the River Street Corridor



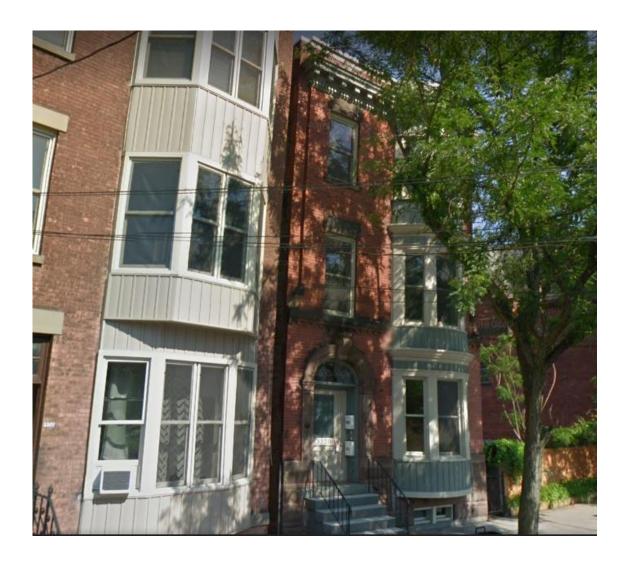


2018 YEAR IN REVIEW RENOVATIONS

• 2 Completed in 2018

- 3320 Sixth Avenue (Habitat)
- 3322 Sixth Avenue (Habitat)

Before



After

2 more were underway in 2018 71 Fifth Avenue (Habitat, completed Jan 2019)





67 Fifth Avenue (Habitat, nearing completion)



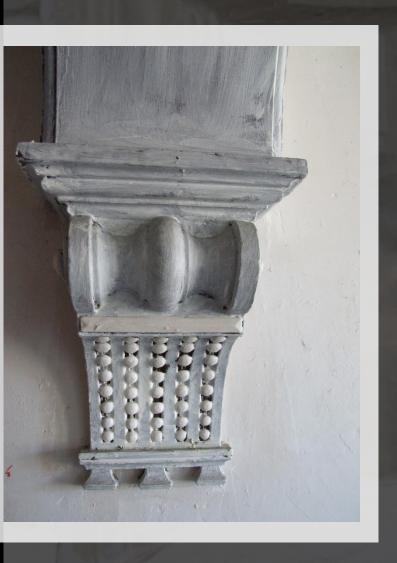




5 Buildings Sold

- 3319 Sixth Avenue (Media Alliance)
- 48 Ida Street (Hodson's)
- 822 River Street (Rackowski)
- 785 River Street (Neustout)
- 836 River Street (Neustout)

(Improved marketing strategy – Gregg Tobin/Coldwell Banker)



2018 YEAR IN REVIEW

Building Sales

- 3319 Sixth Ave Sold to Media Alliance for use as an environmental study lab
- 48 Ida Street Sold to a father and son. The son is a graduate of HVCCs Construction Technology program. He is a first time homebuyer and this will be his first 'home'

2018 YEAR IN REVIEW

Building Sales

- 785 River Street Sold to investor who will renovate to reflect design themes that were developed with the River Street corridor study
- 836 River Street- Sold to same investor as 785 River, and will do same type of renovation design
- 822 River Street Sold to a local investor who will do renovation reflecting River Street corridor study





Vacant Lots Sold

- 186 Hill Street (Adjacent Owner)
- 3 Craigin Avenue (Adjacent Owner)

2018 YEAR IN REVIEW

DEMOLITIONS

Six Buildings Demolished

- 879 River Street
- 881 River Street
- 69 Rensselaer Street
- 3235 Seventh Avenue
- 61-63 Ingalls Avenue
- 443 Tenth Street

2018 YEAR IN REVIEW

ACQUISITIONS

- 2 Properties Acquired
 - 879 River Street
 - 288 Tenth Street (shown)





Land Bank Community Revitalization Initiative

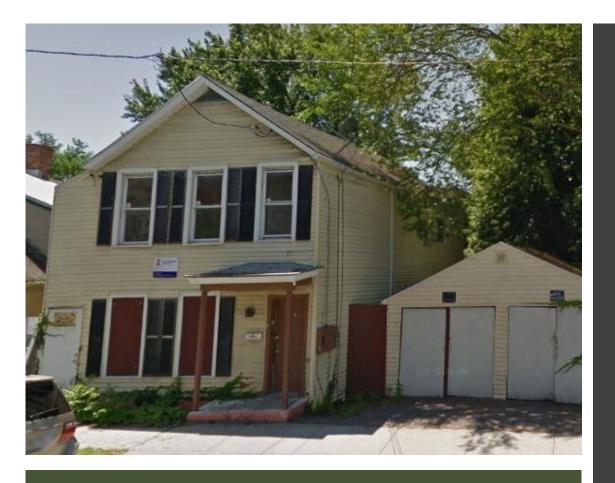
- \$145,564 Round 2 funds were extended into 2018
- \$701,587 Round 3 total funding
- \$445,822 Round 3 actual 2018 expenses
- \$255,765 Round 3 funds extended to May 2019
- TCLB was awarded \$500,000 in grant funding by Enterprise Community Partners (CRI Round 4)
 - This grant award will fund TCLB activities throughout 2019-2020, following full expenditure of Round 3 funding





7 Vacant lots will be sold:

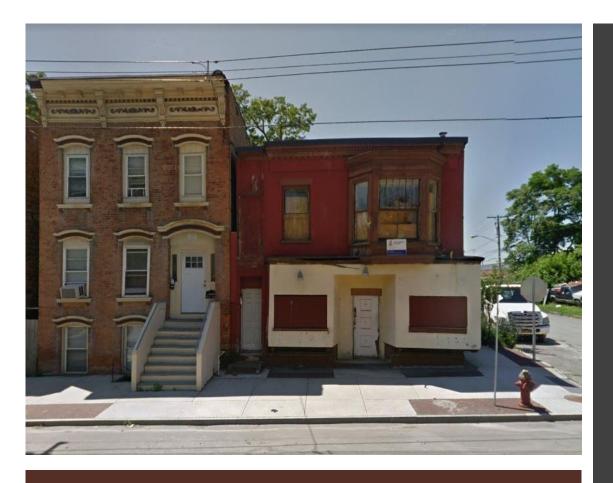
- 409 Second Street (City/underway)
- 790 River Street (To adjacent owner)
- 61-63 Ingalls Avenue (TRIP) (Sold)
- 443 Tenth Street (TRIP) (Sold)
- 140 President Street
 (recommended for sale)
- 69 Rensselaer Street (TBD)
- 3032 Seventh Avenue(recommended for sale)



2019 PREVIEW

SALES

- 6 Buildings underway or projected to be sold:
 - 791 River Street
 - 3209-3211 Seventh Avenue (2 RPI grads) (Sale approved)
 - 899 River Street, shown in photo
 - 3036 7th Ave (recommended to sell)
 - 29 Park Avenue
 - 288 Tenth Street (recommended to sell)



2019 PREVIEW New Construction

3 Buildings will be newly constructed:

- 791 River Street –
 pictured, corner
 building
 (TCLB)
- 61-63 Ingalls Avenue (TRIP)
- 443 Tenth Street (TRIP)







Urban Design Build Partnership Discussion
RPI School of Architecture









2019 PREVIEW
DESIGN BUILD
COLLABORATION

PARTNER ROLES:

- RPI SoA
 - Develop urban designs
 - Hands-on construction
- TAP
 - Final plans/specs
 - Marketing
- Habitat
 - Building Construction
 - AmeriCorps
- TCLB
 - Provide buildable site(s)
 - Potential financial help

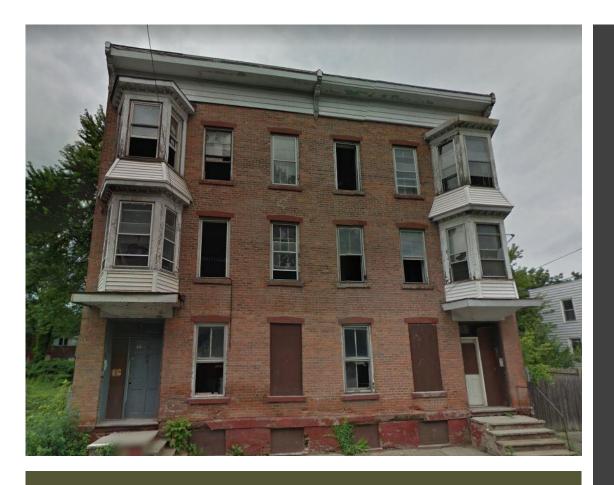


2 Buildings will be acquired:

- 11 Winnie Avenue two family frame house
- 3278 Sixth Avenue three family brick (next to Troy Bike Rescue)

2 Vacant lots will be acquired:

- 881 River Street
- 69 Rensselaer Street



2019 PREVIEW RENOVATIONS

2 Buildings will be underway or completed:

- 3209-3211
 Seventh Avenue –
 in photo
 (C & H Holdings)
- 3319 Sixth Avenue (Media Alliance)

PARCELS LAND BANKED FOR FUTURE REDEVELOPMENT



PARCELS LAND BANKED FOR FUTURE REDEVELOPMENT



BRT MIXED-USE DEVELOPMENT

Land Banked Properties Include:

881 River Street

879 River Street

871 River Street

102 W Glen Avenue

- CDTA 'Bus Rapid Transit' station
 - BRT: A loop with expedited service
- Infill mixed-use redevelopment
 - Ground Floor Commercial/Social Services
 - Upper Story(s) Affordable Rental Housing

Part 3 – OTHER CHANGES

- TCLB has lost the donated and contracted staff services that Chris Brown was providing.
- TCLB will work with a
 Partner to bolster staffing,
 provide other services, and
 help with strategic
 planning.





River Street Corridor



Figure 7: Depicts image of the entire River Street Corridor (facing east)

River Street Corridor

Northern Corridor (Facing West)



River Street Corridor

Southern Corridor (Facing East)



Thank You!

Questions??

