

NY FORWARD ROUND 4 APPLICATION

Ringing in the future of Watervliet

REDC Region: Capital Region

Municipality Name: City of Watervliet

Downtown Name: 19th Street Corridor

County Name: Albany County

Applicant Contact: Mayor Charles Patricelli

Applicant Contact Email:

cpatricelli@watervlietny.gov

Pro-Housing Status: Certified



NY Project Area
Watervliet City Boundary

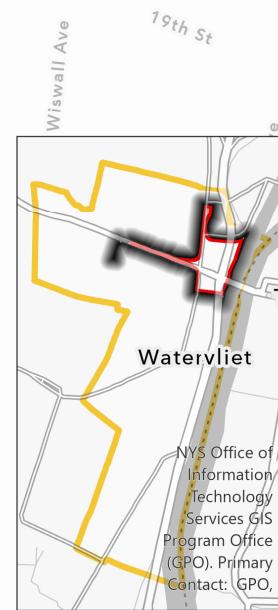
Private Projects

- Advance Glass Expansion and Office Renovation
- Expanded Outdoor Seating at the Black Bear Inn

- Multifamily Housing at the Heart of Downtown
- Multifamily and Duplex Housing at Vacant Parcel
- Three Brothers Pizzeria Expansion
- Uptown Wine & Spirits Expansion and Facade

Public Projects

- Congress Street Bridge Multimodal Improvements
- Hudson Shores Park Boathouse Expansion
- Renovations at Joslin Apartments to Enhance and Modernize
- Watervliet Small Project Fund



GEOGRAPHIC AREA AND JUSTIFICATION

DESCRIPTION OF NY FORWARD BOUNDARY

The proposed NY Forward boundary encompasses Watervliet's compact, walkable downtown and adjacent waterfront areas, forming a cohesive district that connects the City's commercial core with its riverfront assets and growing residential neighborhoods. Centered on 19th Street, the City's historic main street and core commercial corridor, the area includes two of the City's primary gateways and the key connection across the Congress Street Bridge to Troy. Projects within the boundary will strengthen Watervliet's role as a regional connector while adding downtown residents, improving circulation, and better integrating its recreational, residential, and commercial areas into a cohesive, energized city center.

From west to east, the boundary extends generally along 19th Street from 926 19th Street to 2nd Avenue, continuing north along 2nd Avenue to 25th Street to encompass major residential redevelopment sites. Following 2nd Ave south to 23rd Street, the boundary extends east to incorporate Hudson Shores Park. At the park's southern end, the boundary then follows the alignment of the proposed 16th Street bicycle and pedestrian tunnel under I-787, reconnecting the City's downtown to its waterfront before returning north along 2nd Avenue and west along 19th Street to the point of origin.

JUSTIFICATION

Watervliet is ready to deliver transformation. The City's NY Forward proposal presents a bold and achievable vision backed by a \$192 million portfolio of public and private projects that will redefine its downtown and waterfront. With a proven record of planning, collaboration, and implementation, the City is uniquely positioned to leverage a \$4.5 million NY Forward investment into visible, lasting change. This opportunity builds on years of momentum and a clear community vision: to reconnect to the Hudson River, revitalize the 19th Street and 2nd Avenue commercial corridors, add and improve housing in its downtown, and elevate quality of life for residents and visitors alike.

Addressing Challenges and Funding Gaps. Despite this momentum, Watervliet continues to face significant challenges that NY Forward funding will help address. Nearly one in five residents (19%, ACS 2023) live below the poverty line—well above the national average—underscoring the need for targeted reinvestment that creates opportunity for all. Decades of planning and public investment have stabilized infrastructure, modernized parks, and renewed community pride, but major barriers remain: limited connectivity to the Hudson River due to I-787, an aging housing stock, underinvestment in commercial properties, and uneven quality of public spaces. Local fiscal capacity and available grant funding alone cannot overcome these barriers; NY Forward funding is essential to fill the gap between vision and implementation, enabling shovel-ready projects to advance.

A High-Impact, Investment-Ready Portfolio. Watervliet's proposed \$192 million project package represents the most significant coordinated revitalization effort in the City's modern history. Together, these projects will deliver new housing, modernized public infrastructure, expanded park and waterfront amenities, and catalytic small business development along the City's core 19th Street and 2nd Avenue corridors. With active participation from private developers, the Watervliet Housing Authority, local business owners, and civic partners, the City's pipeline is diverse, feasible, and fully aligned with NY Forward's priorities. NY Forward funding will unlock these investments—driving economic activity, creating a resilient, walkable, and vibrant downtown, and physically connecting the community back to its waterfront.

A Proven Track Record of Implementation. Watervliet has demonstrated the capacity, expertise, and leadership necessary to manage and deliver complex State and Federal projects. In recent years, the City has advanced major infrastructure and housing investments, including lead service line replacement, stormwater and sanitary sewer upgrades, 25th Street reconstruction, and citywide park enhancements. Through partnerships with DASNY, ESD, DEC, CDTC, and the U.S. Department of Transportation, the City has repeatedly shown that it can secure competitive funding, oversee construction, and achieve measurable outcomes. NY Forward funding will build upon this foundation to move shovel-ready projects from vision to reality.

Strategic Location at the Heart of the Capital Region. Watervliet's location and scale make it a perfect candidate for transformative investment. As a compact, transit-rich city on the Hudson River—centrally positioned between Albany and Troy—Watervliet benefits from immediate access to regional job centers, educational institutions, and the CDTA River Corridor Bus Rapid Transit line. Its growing network of streetscape, bike, and pedestrian improvements is already enhancing mobility. The proposed 16th Street tunnel would mitigate the physical barrier that I-787 currently causes, physically linking downtown to the Hudson Shores waterfront for the first time in decades.

Momentum, Vision, and Community Commitment. The City's NY Forward application reflects a clear, community-driven vision for equitable growth and renewed identity. Through extensive outreach, strong local leadership, and sustained planning, residents, businesses, and developers have coalesced around a shared goal: to make Watervliet a dynamic, inclusive riverfront city where heritage meets tomorrow. NY Forward funding will catalyze this vision—bridging physical and social divides, accelerating reinvestment, and ensuring that revitalization is not only visible but shared. With a clear plan, broad community support, and shovel-ready projects, Watervliet is poised to turn this opportunity into lasting, inclusive change.

VISION STATEMENT

Watervliet envisions a vibrant, connected city where its historic 19th Street corridor and Hudson River waterfront once again form the heart of community life. Building on its strong working-class heritage and strategic location within New York's Capital Region, the City will transform its compact downtown into a lively, walkable center of business, culture, and recreation. Future investments will reconnect residents and visitors to the Hudson River through improved access to Hudson Shores Park and the Mohawk-Hudson Bike-Hike Trail, while a proposed pedestrian tunnel at 16th Street will knit together neighborhoods long divided by I-787. Along 19th Street and 2nd Avenue, revitalized storefronts, new housing, and enhanced streetscapes will foster small business growth and downtown living. Modern infrastructure, green streets, and public art will reinforce Watervliet's identity as a resilient, forward-looking waterfront city. With NY Forward support, Watervliet will realize its promise as a welcoming, inclusive, and dynamic gateway where heritage meets tomorrow.



PAST INVESTMENT & FUTURE POTENTIAL



The City of Watervliet has established a long record of planning, investment, and collaboration that has positioned it for the next phase of transformative revitalization. Over the past two decades, the City has advanced a comprehensive suite of projects that together represent more than \$160 million in recent and planned investments, spanning infrastructure modernization, housing rehabilitation, park and waterfront improvements, and private development. These efforts demonstrate a strong foundation of readiness and an ongoing commitment to improving quality of life, supporting small business growth, and reconnecting the community to the Hudson River.

RECENT AND ONGOING PLANNING EFFORTS

Watervliet's revitalization is rooted in a series of locally adopted, state-supported planning initiatives that have guided investment across multiple sectors. Foundational plans include the **Comprehensive Plan Amendment (2022)**, **Congress Street Bridge Study (2021)**, **Housing Study (2019)**, **Bicycle Master Plan (2013)**, **Climate Action Plan (2011)**, **Local Waterfront Revitalization Program (2006)**, and the **19th Street Corridor Strategic Plan (2003)**. Collectively, these studies have consistently called for improvements to public infrastructure, walkability, housing quality, and waterfront access. Their implementation has resulted in visible, measurable outcomes, including modernized streets and utilities, new recreational amenities, energy efficiency investments, and a more livable downtown core.

PAST & FUTURE INVESTMENTS

INVESTING IN INFRASTRUCTURE AND RESILIENCE

Watervliet has leveraged federal and state programs to undertake major capital projects that strengthen its infrastructure, reduce flood risk, and modernize essential systems.

- **25th Street Reconstruction (\$5.23 million)** – A full-depth reconstruction of roadway, curbs, sidewalks, and underground utilities from Broadway to 12th Avenue was recently completed.
- **Storm Sewer and Dry River Flood Control Improvements (\$1.1 million)** – Planned repairs to critical flood infrastructure that prevents flooding along the 19th Street corridor.
- **Sanitary Sewer Replacement (\$3.2 million)** – Supported by a \$2 million WQIP grant, this project replaces 13,000 linear feet of aging sewer mains to improve system reliability.
- **Lead Service Line Replacement Program (\$12 million)** – A citywide, federally mandated program to replace approximately 1,600 lead service lines over four years, ensuring safe drinking water for residents.

ENHANCING PARKS, RECREATION, AND PUBLIC SPACE

Watervliet's park system has been the focus of sustained reinvestment guided by the Parks and Recreation Master Plan (2021). Collectively, more than \$10 million in park and recreation upgrades are either underway or funded:

- **Hudson Shores Park Enhancements (\$2.4 million)** – Planned or recently completed improvements include an accessible kayak launch, amphitheater, restrooms, and a new playground overlooking the Hudson River. These planned improvements would be further enhanced by the requested NY Forward funding to upgrade the boathouse.
- **Watervliet Dome Recreation Facility (\$598,000)** – Upgrades funded through the NYS Office of Parks, Recreation, and Historic Preservation include new ADA-compliant restrooms, lighting, and parking improvements.
- **Community Pool and Bathhouse Renovation (\$2.65 million)** – Supported by the DASNY SWIMS program, the project will replace filtration systems, reconstruct the bathhouse, and modernize mechanical systems.
- **Neighborhood Park Modernization (\$2 million+)** – System-wide enhancements at Clinton Park, Brotherhood Park, Pershing Green, and Veterans Memorial Park have expanded accessible play equipment, seating, lighting, and green infrastructure.

INVESTING IN HOUSING AND NEIGHBORHOOD STABILITY

Watervliet's compact, walkable neighborhoods have long been the backbone of the community. Through public and private investment, the City has made major strides in improving housing quality and expanding opportunity.

- **Watervliet Housing Authority Redevelopment (\$150 million)** – A comprehensive modernization across five public housing complexes (MJ Day, Joslin, Quinn, Hanratta, and Hilton Apartments) will upgrade 600+ units, improving energy efficiency, accessibility, and livability for hundreds of residents. The Joslin Apartments, one of the application's Transformative Projects, proposes a complete overhaul of the building's exterior creating a more inviting and marketable building aesthetic that will transform the block at the street level.
- **Owner-Occupied Housing Rehabilitation** – Since 2002, the City has completed more than 200 home rehabilitations using CDBG and HOME funds. The City's 2019 Housing Study identified approximately 600 additional homes eligible for future assistance, guiding continued efforts to stabilize aging housing stock.



STRENGTHENING THE LOCAL ECONOMY

Watervliet's economic momentum is being driven by a combination of small business growth, industrial redevelopment, and private philanthropy.

- **Capital Ceramic Supply** – Local Retail / Maker Investment - In early 2025, Capital Ceramic Supply opened its first brick-and-mortar location at 406A Ninth Avenue, Watervliet, backed by a significant inventory purchase (\$20,000 in clay supply stock). This niche retail / maker business supports local artists, schools, and studios, anchoring artisan and creative economy activity in the City.
- **Small Business and Microenterprise Support (\$1 million+)** – Through NY Main Street and Microenterprise programs, the City has supported dozens of businesses with grants and technical assistance, helping to activate the 19th Street corridor.
- **Private Philanthropic Investment (\$4 million)** – The Scott Earl Family Foundation's commitment to fund home repairs, sidewalk reconstruction, and storefront revitalization has catalyzed private confidence and directly complements State and Federal revitalization programs.

WATERVLIET ARSENAL AND INNOVATION CENTER MODERNIZATION

The Watervliet Arsenal, the nation's oldest continuously active arsenal, anchors the City's economy and serves as a hub for advanced manufacturing and defense innovation. A historic \$1.7 billion, 20-year federal investment is now transforming the campus through modernization of its production facilities, infrastructure, and technology systems. Current projects include the replacement of the rotary forge and installation of an automated paint booth, supporting precision manufacturing for next-generation weapon systems, while creating hundreds of construction and skilled-trade jobs. As one of the earliest phases of investment, the Arsenal is undertaking a \$16 million northern gate expansion to improve access, security, and logistics, which is nearing completion. The Arsenal is also constructing a new \$53 million fire station to meet modern Army and community safety standards.

Co-located within the Arsenal, the Watervliet Innovation Center, managed by the Center for Economic Growth, connects emerging technology firms with Army research, manufacturing expertise, and local workforce pipelines.



RECENT & IMPENDING JOB GROWTH

Watervliet's employment base has remained remarkably stable in recent years while showing signs of transformation toward higher-wage, skilled, and construction-related occupations. With nearly 2,000 jobs located within city limits and strong regional connectivity to the growing Albany-Schenectady-Troy metropolitan area, the City continues to benefit from its proximity to large public- and private-sector employers while positioning itself for a new wave of job growth driven by infrastructure investment, advanced manufacturing, and regional innovation.

A STABLE EMPLOYMENT BASE ANCHORED BY MANUFACTURING, EDUCATION, AND SERVICES

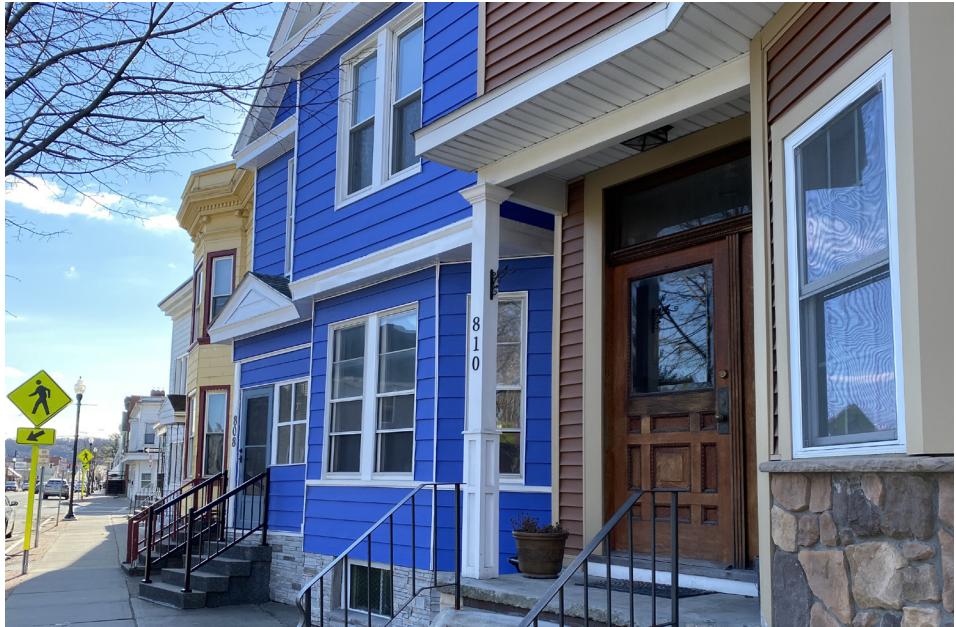
According to the U.S. Census Bureau's OnTheMap dataset, 1,954 people were employed within the City of Watervliet in 2022, supported by a diverse mix of industrial, service, and public-sector jobs. Manufacturing continues to serve as the City's employment anchor, representing 18.2% of all jobs, a significant share compared to the regional average. Major manufacturers such as Comfortex Window Fashions, Saint-Gobain Abrasives, and Troy Belting & Supply Co. collectively employ hundreds of workers in advanced production and supply chain occupations. The trade, transportation, and warehousing sector added 166 new positions between 2012 and 2022, signaling Watervliet's emergence as a logistics hub leveraging Route 2 and the I-787 corridor.

THE ARSENAL AND INNOVATION CENTER EMPLOYMENT HUB

The Watervliet Arsenal supports approximately 700 permanent skilled manufacturing and engineering jobs, with modernization activities generating hundreds of short-term construction and contracting positions. Indirectly, these investments boost demand for suppliers, logistics, and local services across the Capital Region. The adjacent Watervliet Innovation Center further expands private-sector employment by attracting small manufacturers and technology firms, fostering job creation in research, design, and advanced production linked to the Arsenal's modernization.

EXPANDING RETAIL, EDUCATION, AND LOCAL SERVICES

Private-sector investment in retail and community-serving businesses has also contributed to steady job creation. The Price Chopper/Market 32 supermarket on 19th Street serves as a commercial anchor, employing over 100 people and drawing customers from across Watervliet and neighboring Troy. Surrounding small businesses, including restaurants, service shops, and professional offices, collectively employ hundreds of additional residents.



Meanwhile, the City's educational and health services, led by the Watervliet City School District, Watervliet Junior–Senior High School, and St. Colman's Home and School, employ more than 200 people and provide a stable foundation of professional and support positions. Public education, healthcare, and nonprofit organizations together comprise nearly one-third of all jobs within the City limits, ensuring stability even during broader economic shifts.

RISING EARNINGS AND A YOUNG WORKFORCE

Wage data indicate a transition toward higher-paying employment. In 2022, nearly half (49.7%) of all Watervliet jobs paid over \$3,333 per month (equivalent to roughly \$40,000 annually), up from 44% in 2012. This trend corresponds with growth in skilled manufacturing, transportation, and construction roles that offer family-sustaining wages. With a workforce that skews younger than the state average, 24% under 30, the City is well positioned to align workforce development programs with emerging industries and maintain residential and school populations to support local businesses.

REGIONAL JOB GROWTH REINFORCING LOCAL OPPORTUNITY

Watervliet's local employment trends are strengthened by the Capital Region's broader economic momentum. Between 2023 and 2025, the Albany–Schenectady–Troy MSA added roughly 6,000 jobs, a 1.3% increase, with strong gains in professional and business services, construction, healthcare, and logistics (NYS Department of Labor, 2025). The region now supports over 468,000 nonfarm jobs, with private-sector employment continuing to expand.

Key regional trends include:

- **High-tech and manufacturing expansion:** Employment in the Capital Region's research and development sector reached an 18-year high in 2024, driven by investments at GlobalFoundries, Plug Power, and the Arsenal Innovation District.
- **Construction and infrastructure growth:** Billions of dollars in state and federal infrastructure projects, including the Reimagine I-787 Corridor Study and the Watervliet 16th Street Tunnel Project, are expected to generate long-term construction and engineering employment.
- **Healthcare and education:** Hospitals and higher-education institutions across the region continue to hire, accounting for over 20% of new jobs regionwide.

QUALITY OF LIFE

Watervliet offers an exceptional quality of life rooted in its waterfront setting, walkable neighborhoods, and strong sense of community. Its scale, accessibility, and neighborhood cohesion give residents the benefits of urban living within a small-city atmosphere. Yet, while these assets define the City's charm, barriers remain that prevent every resident from fully accessing them. Addressing those barriers—physical, economic, and social—is at the heart of Watervliet's NY Forward strategy.

WALKABLE, INCLUSIVE NEIGHBORHOODS

Watervliet's 19th Street corridor serves as the City's vibrant downtown spine, lined with small businesses, restaurants, and neighborhood services that meet daily needs within walking distance. The corridor's human-scaled blocks, sidewalks, and active storefronts foster pedestrian activity and a strong sense of place. However, aging infrastructure and uneven pedestrian conditions limit accessibility for some residents, especially seniors and families without vehicles. Planned NY Forward investments will build upon recent upgrades by improving sidewalk and crosswalk safety, adding green infrastructure, benches, lighting, and public art, and creating continuous, accessible routes between homes, schools, parks, and the waterfront.

ACCESS TO PARKS AND THE WATERFRONT

The Hudson River remains Watervliet's defining feature—and its most significant untapped opportunity. For decades, I-787 has constrained access to this extraordinary public asset. The proposed 16th Street pedestrian and bicycle tunnel would finally reconnect downtown to Hudson Shores Park, linking the City's neighborhoods to the waterfront for the first time in generations. Hudson Shores Park already offers expansive views, picnic areas, a pavilion, and a segment of the Mohawk-Hudson Bike-Hike Trail. Guided by the Parks & Recreation Master Plan, the City will create an equitable, inclusive park system that serves all ages and abilities.



HERITAGE AND COMMUNITY SPIRIT

Watervliet's rich history as a manufacturing center and home of the Watervliet Arsenal continues to shape its identity and pride. Historic churches, civic buildings, and early 20th-century storefronts reflect the craftsmanship of the City's industrial era. Longstanding community traditions—from the Memorial Day Parade and Arsenal City Run to the "Keep 'Vliet Neat" cleanup and city-wide garage sale—bring residents together across generations. These traditions and local pride are powerful assets that NY Forward will amplify through streetscape enhancements, public art, and neighborhood beautification projects that celebrate Watervliet's story.

SUSTAINABILITY AND CLIMATE RESILIENCE

Watervliet has long been a leader among small cities in sustainability planning. Its 2008 Climate Action Plan set ambitious goals for reducing greenhouse-gas emissions, and participation in the Climate Smart Communities Program has driven new initiatives in renewable energy, recycling, and green infrastructure. The proposed streetscape improvements will add to the pedestrian and bike network, reducing emissions in the City and reinforcing the sustainability gains the City has made with related recent investments.

CONNECTED TO OPPORTUNITY

Watervliet's compact footprint provides exceptional access to jobs, education, and culture throughout the Capital Region. The City's transit-rich Route 32 corridor connects directly to the CDTA River Corridor Bus Rapid Transit line, linking residents to downtown Albany, Cohoes, and Troy. Regional initiatives such as Reimagining I-787 and the Reconnecting Communities Program will further enhance mobility and restore vital connections between downtown, the waterfront, and the broader region.

A CITY FOR ALL GENERATIONS

Watervliet's housing stock offers an affordable, community-oriented lifestyle that appeals to families, seniors, and young professionals alike. Through partnerships with the Watervliet Housing Authority and local developers, major reinvestments in affordable and senior housing are underway, ensuring residents can live and age in place. Combined with ongoing improvements to parks, schools, and transportation networks, Watervliet is cultivating a healthy, livable environment that supports residents of all ages and backgrounds.

SUPPORTIVE LOCAL POLICIES

Watervliet's City leadership has established a clear framework of policies and initiatives that promote livability, sustainability, and equitable growth. The City's proactive planning and interagency collaboration demonstrate its readiness to implement transformative investments through the NY Forward process.

PROACTIVE PLANNING AND INVESTMENT

Over the past decade, Watervliet has completed numerous forward-thinking plans, all of which laid the groundwork for downtown and waterfront revitalization. Each plan identifies actionable steps for improving the public realm, expanding housing opportunities, and enhancing access to the waterfront. The City's commitment to planning continuity has resulted in tangible public investments exceeding \$15 million in recent years.

CODE MODERNIZATION AND HOUSING SUPPORT

Watervliet continues to advance housing quality and affordability through proactive code enforcement and rehabilitation programs supported by state and federal funding. The City's CDBG-funded housing rehabilitation programs have improved hundreds of homes, and the 2019 Housing Study guides current efforts to diversify housing options and promote homeownership. In partnership with the Watervliet Housing Authority, the City is facilitating a comprehensive \$130 million modernization of its five housing complexes, improving living conditions for over 600 residents.

CLIMATE SMART AND RESILIENT

The City was one of the first small municipalities in the region to adopt a Climate Action Plan and was recently recertified as a Bronze-level Climate Smart Community. Watervliet's sustainability initiatives, such as LED streetlight retrofits, hydropower use, and the integration of stormwater improvements, align with New York State's climate and resiliency goals.

ACTIVE INTERGOVERNMENTAL COLLABORATION

Watervliet maintains a strong working relationship with Albany County, the Capital Region Transportation Council, and neighboring municipalities. The City was a partner in the I-787 Hudson Waterfront Corridor Study and is participating in regional efforts to reconnect communities divided by interstate infrastructure. This track record demonstrates the City's administrative capacity and willingness to work collaboratively across jurisdictions to achieve shared goals.

COMMITMENT TO ACCESSIBILITY AND INCLUSION

All recent park and streetscape projects are designed to meet or exceed ADA standards, ensuring accessibility for all residents. The City continues to pursue funding through DASNY, NYS Parks, and the SWIMS program to enhance recreational and community facilities with ADA-compliant restrooms, entrances, and playgrounds.

TRANSPARENT, COMMUNITY-DRIVEN GOVERNANCE

Public engagement is central to Watervliet's revitalization process. Through public workshops, community advisory committees, and partnerships with local civic groups, residents play an active role in shaping the City's future. The NY Forward process will continue this model, ensuring that investments reflect community priorities for connectivity, housing, recreation, and environmental stewardship.



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NY FORWARD OUTREACH

In preparing this application, the City implemented a robust engagement process to identify transformative projects and to inform and gain support for its NY Forward application. The process began in spring 2025 with direct outreach to businesses, developers, and property owners along the 19th Street and Second Avenue corridors. A Project Sponsor Information Session, held on June 5, 2025 at the Ancient Order of Hibernians Hall (bottom right photos), was attended by more than 40 business owners, developers, and civic leaders, followed by extensive one-on-one outreach to refine project ideas.

Throughout the summer, City staff distributed project interest forms, launched a flyer and social media campaign, and issued press releases to ensure widespread participation. A Public Workshop, held on October 20, 2025 at the Black Bear Inn (top right photo), drew over 40 community members and project sponsors, who provided valuable feedback on the City's vision and proposed projects.

This inclusive process ensured that the NY Forward application reflects community priorities and enjoys strong support from residents, businesses, and civic leaders across Watervliet.

ONGOING ENGAGEMENT

The City of Watervliet maintains an ongoing dialogue with residents, businesses, and community organizations through its regular governmental meetings and the extensive planning efforts that guide major projects citywide. This foundation of transparency and collaboration ensures that City decisions reflect broad community priorities and local experience.

Watervliet Sets Sights on Downtown Revitalization

The City of Watervliet is proud to announce its intent to apply for funding through New York State's Downtown Revitalization Initiative (DRI) and/or NY Forward (NYF) program. These highly competitive state programs are designed to accelerate revitalization and economic development in downtowns and neighborhood commercial districts through strategic public and private investments.

With a focus on transformative, shovel-ready projects, DRI and NYF investments have helped dozens of communities across New York realize lasting improvements in infrastructure, housing, public spaces, and



 Charles Patricelli is with Melissa Cherubino and Dave Wheatley. ... X

Why not Watervliet?

Over 35 interested residents and businesses came out yesterday to listen to what the city is planning to help improve our downtown business area. We'll be preparing an application to help those interested in investing here in Watervliet. Much more information to come.



TRANSFORMATIVE PROJECT OPPORTUNITIES

The City of Watervliet's transformative projects represent a once-in-a-generation opportunity to convert decades of planning and recent momentum into visible, connected, and lasting change. Together, the proposed \$192 million portfolio of public and private investments—requesting just \$14 million in NY Forward funding, or roughly 7 percent of total project costs—will catalyze redevelopment across the City's core corridors, housing, and waterfront. This modest share of State investment is the key to unlocking the much larger public and private commitments needed to realize these transformative projects. Each project directly advances the community's vision of a vibrant, inclusive downtown that reconnects residents to the Hudson River, revitalizes 19th Street and 2nd Avenue as thriving mixed-use corridors, and strengthens neighborhood identity and livability.

From major housing reinvestment led by the Watervliet Housing Authority, to small business revitalization, modernized infrastructure, and expanded recreational and cultural amenities, these projects collectively reinforce Watervliet's transformation into a walkable, connected city where heritage meets tomorrow. The investments are strategic, ready, and deeply aligned with regional initiatives such as Reimagine I-787 and the Hudson Shores Park enhancements. By linking community assets, filling critical gaps, and unlocking private investment, Watervliet's NY Forward portfolio will deliver visible results that transform underutilized properties and public spaces into a cohesive downtown that anchors the City's next century of growth.

#	Project Sponsor	Project Name	Project Cost	NYF Request
1	BDH LLC (Advance Glass)	Advance Glass Expansion and Office Renovation	\$235,000	\$176,250
2	City of Watervliet	19th Street Streetscape Completion	\$1,700,000	\$1,700,000
3	Uptown Wine & Liquors	Uptown Wine & Spirits Expansion and Facade Improvements	\$120,000	\$60,000
4	City of Watervliet	Watervliet Small Project Fund	\$400,000	\$300,000
5	Black Bear Inn	Expanded Outdoor Seating at the Black Bear Inn	\$480,000	\$360,000
6	Watervliet Housing Authority	Renovations at Joslin Apartments to Enhance and Modernize	\$150,000,000	\$2,000,000
7	Luizzi Brothers/Paul Huban	Multifamily Housing at the Heart of Downtown	\$8,620,000	\$2,000,000
8	City of Watervliet	2nd Avenue & Downtown Gateway Streetscape Completion	\$5,200,000	\$2,000,000
9	Luizzi Brothers/Spiro	Multifamily and Duplex Housing at Vacant Parcel	\$8,000,000	\$2,000,000
10	City of Watervliet	Hudson Shores Park Boathouse Expansion	\$4,600,000	\$2,000,000
11	City of Watervliet	16th Street Tunnel Connections to Hudson Shores Park	\$6,600,000	\$600,000
12	3 Brothers Pizza	Three Brothers Pizzeria Expansion	\$300,000	\$150,000
13	City of Watervliet	Congress Street Bridge Multimodal Improvements	\$6,300,000	\$600,000
Totals			\$192,555,000	\$13,946,250

1

ADVANCE GLASS EXPANSION AND OFFICE RENOVATION

Anticipated Total Project Cost: \$235,000

NY Forward Funding Request: \$176,250

Leveraged Funds: \$58,750

Project Sponsors: BDH LLC

Property Address: 926 19th Street

Readiness Status: Preliminary Cost Estimates and Bank Relationship Established

Project Description: The project proposes the renovation and modernization of Advance Glass's headquarters at 926 19th Street, including upgrades to office space, customer areas, and critical facility infrastructure. Planned improvements include LED lighting, new ceilings, HVAC system upgrades, and a reconfigured entry and conference space. The project also includes a warehouse expansion to support the company's growing aluminum storefront and curtain wall operations. This investment will enhance the appearance and functionality of a key 19th Street business while supporting local employment and continued investment in Watervliet's core commercial corridor.



2

19TH STREET STREETSCAPE COMPLETION

Anticipated Total Project Cost: \$1.7 Million

NY Forward Funding Request: \$1.7 Million

Leveraged Funds: N/A

Project Sponsor: City of Watervliet

Property Location: 19th Street Corridor

Project Description: The City will complete targeted improvements along the 19th Street corridor to enhance safety, circulation, and placemaking. The project includes relocating and upgrading the traffic signal at 19th & 5th Avenue to improve traffic flow, installing outlets at signal locations for holiday lighting, and adding benches, trees, planters, bike racks, and trash receptacles to strengthen the pedestrian environment. Two new bus shelters, high-visibility crosswalks, and modular pedestrian islands will improve safety and accessibility, while curbside dining zones at eight food establishments will support local businesses. Together, these upgrades complete the vision of the 19th Street Corridor Plan and LWRP for a safe, vibrant, and welcoming downtown core.



3

UPTOWN WINE & SPIRITS EXPANSION AND FAÇADE IMPROVEMENTS

Anticipated Total Project Cost: \$120,000

NY Forward Funding Request: \$60,000

Leveraged Funds: \$60,000

Project Sponsor: Harry Avakian

Property Address: 528 19th Street

Readiness Status: Owner Funding Committed; Conceptual Design Complete

Project Description: Uptown Wine & Spirits, a long-standing small business on 19th Street, proposes façade and site improvements and a two-story rear addition to support expanded retail and storage capacity. The project will remove a dilapidated shed, repaint the building, and reconstruct adjacent sidewalks to match the City's streetscape standards. These upgrades will modernize the appearance of a key 19th Street storefront, improve pedestrian safety, and strengthen a locally owned business that anchors Watervliet's downtown commercial corridor.



4

WATERVLIET SMALL PROJECT FUND

Anticipated Total Project Cost: \$400,000

NY Forward Funding Request: \$300,000

Leveraged Funds: \$100,000 (property owner match)

Project Sponsor: City of Watervliet

Property Address: 19th Street Commercial Corridor

Readiness Status: Multiple Small Project Fund-scale projects identified during the Call for Projects

Project Description: The Small Project Fund will support storefront and building improvements along 19th Street, addressing long-standing maintenance and façade needs that contribute to corridor vitality. Eligible activities will include exterior upgrades, signage, roof and window replacements, and code or energy-efficiency improvements. Example projects include façade and parking enhancements at 1001 & 1007 19th Street, masonry and roof repairs at 625 19th Street, and rehabilitation of a long-vacant commercial property at 805 19th Street. Additional interest was expressed by property owners along 16th and 23rd Streets seeking similar small-scale improvements. Collectively, these investments will create a more attractive, economically resilient 19th Street corridor.



5

EXPANDED OUTDOOR SEATING AT THE BLACK BEAR INN

Anticipated Total Project Cost: \$480,000

NY Forward Funding Request: \$360,000

Leveraged Funds: \$120,000

Project Sponsor: The Black Bear Inn

Property Address: 310 19th Street

Readiness Status: Design Concept Completed; Cost Estimates Prepared

Project Description: The Black Bear Inn project proposes a transformative renovation of this longstanding 19th Street establishment, including a new front façade and 6×20 foot patio to expand outdoor dining, construction of a rooftop deck for seasonal use, upgraded HVAC systems, and comprehensive kitchen modernization. These improvements will enhance energy efficiency, expand dining capacity, and elevate the overall visitor experience, supporting 19th Street's revitalization as a destination for local dining and nightlife while reinforcing its role as Watervliet's commercial and social hub.



6

RENOVATIONS AT JOSLIN APARTMENTS TO ENHANCE AND MODERNIZE

Anticipated Total Project Cost: \$150 Million

NY Forward Funding Request: \$2 Million

Leveraged Funds: \$148 Million

Project Sponsors: Watervliet Housing Authority

Property Address: Edwin Joslin Apartments, 2400 Second Avenue, and four additional WHA sites (Michael J. Day, Abram Hilton, Daniel P. Quinn, and Eugene Hanratta Apartments)

Readiness Status: HFA Coordination Underway

Project Description: The Watervliet Housing Authority (WHA) has completed planning for a comprehensive modernization of its five housing complexes but cannot advance to construction without secured financing. NY Forward funding is critical to move the project forward, beginning with essential improvements at the Edwin Joslin Apartments—the WHA's highest-priority site. The \$150 million initiative will rehabilitate more than 300 affordable units citywide with new kitchens, bathrooms, roofs, windows, and ADA-compliant upgrades, along with site and energy-efficiency improvements. These investments will improve safety, accessibility, and quality of life for residents and ensure the long-term sustainability of Watervliet's affordable housing portfolio.



CONCEPTUAL PROPOSAL

JOSLIN APARTMENTS

WATERVLIET HOUSING AUTHORITY

7

MULTIFAMILY HOUSING AT THE HEART OF DOWNTOWN

Anticipated Total Project Cost: \$8.62 Million

NY Forward Funding Request: \$2 Million

Leveraged Funds: \$6.62 Million

Project Sponsor: Paul Huban and Luizzi Construction

Property Addresses: 210 19th St, 208 19th St, 200 19th St, 1839 2nd Ave

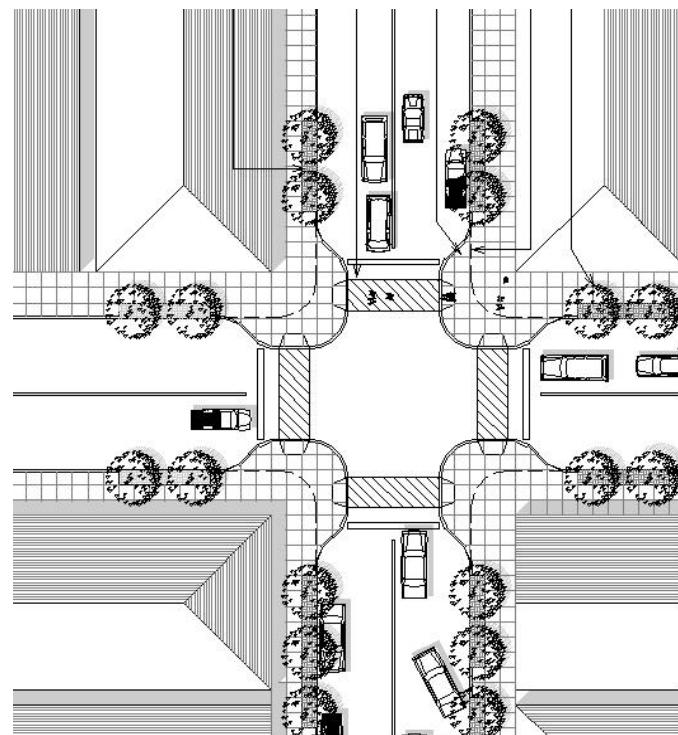
Readiness Status: Completed Conceptual Design

Project Description: The project will demolish commercial buildings that are currently vacant and underutilized and build a three story, 31,324 sq. ft. multifamily housing building at the center of Watervliet. The building will feature 33 one-bedroom and 10 two-bedroom units, providing much needed workforce housing along regional transit lines and within walking distance to the City's 19th Street commercial district and key shopping and municipal amenities.



8

2ND AVENUE & DOWNTOWN GATEWAY STREETSCAPE COMPLETION



Anticipated Total Project Cost: \$5.2 Million

NY Forward Funding Request: \$2 Million

Leveraged Funds: \$3.2 Million

Project Sponsor: City of Watervliet

Property Location: 2nd Avenue Corridor and Congress Street Gateway

Readiness Status: Completed conceptual plans, funding through TAP, TIP, and various other DOT funding programs.

Project Description: The City will complete the final phase of its downtown streetscape network along 2nd Avenue and the eastern gateway to the City from the Congress Street Bridge. The project will fill key gaps in the pedestrian and streetscape infrastructure north of 19th Street and finish remaining intersection upgrades at 19th and 2nd Avenue to enhance safety, accessibility, and visual appeal. Planned improvements include new ADA-compliant crosswalks, curb extensions, coordinated pedestrian-scale lighting, landscaping, and wayfinding features. Gateway signage, decorative paving, and tree plantings will create a welcoming entrance for visitors traveling from Troy and the Hudson River crossing. The project will unify recent BRT corridor and 19th Street improvements, completing Watervliet's transformation into a connected, attractive, and pedestrian-friendly downtown core that supports local businesses and links seamlessly to the waterfront.

9

MULTIFAMILY AND DUPLEX HOUSING AT VACANT PARCEL

Anticipated Total Project Cost: \$8 Million

NY Forward Funding Request: \$2 Million

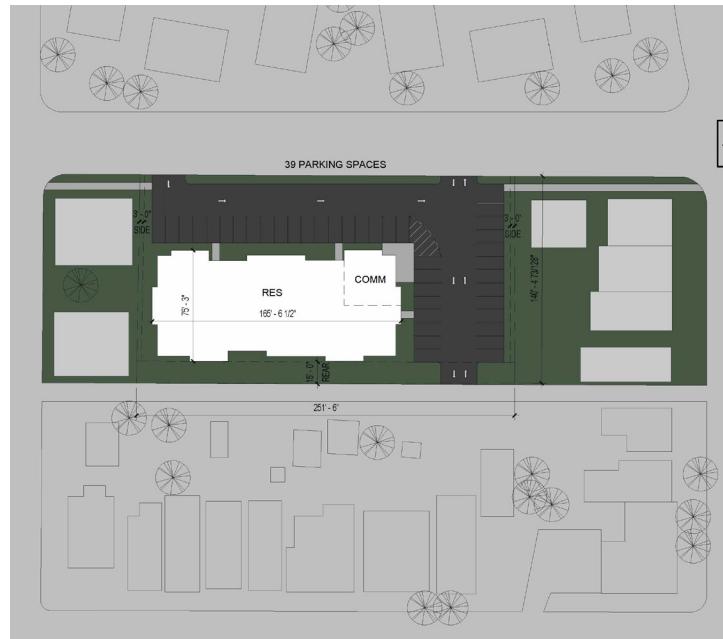
Leveraged Funds: \$6 Million

Project Sponsors: Spiro Kirtoglou (current owner); Luizzi Companies (development partner)

Property Address: 2313 Second Avenue

Readiness Status: Engineering Drawings Completed; Financing Commitments in Progress

Project Description: The project proposes the new construction of 25 multifamily apartments and 4 duplex homes on a currently vacant parcel at 2313 Second Avenue. This infill development will deliver a mix of housing options that will expand Watervliet's residential offerings in alignment with the City's housing study, which highlighted both the aging stock and the need for quality new units. The project site is strategically located within walking distance of 19th Street, the City's commercial corridor, and transit connections to Albany and Troy.



10

HUDSON SHORES PARK BOATHOUSE EXPANSION

Anticipated Total Project Cost: \$4.6 Million

NY Forward Funding Request: \$2 Million

Leveraged Funds: \$2.6 Million

Project Sponsor: City of Watervliet

Property Address: Hudson Shores Park, 23rd Street and Hudson River

Readiness Status: Conceptual Design; Site Control and Utilities in Place

Project Description: The project proposes to expand Watervliet's Hudson Shores Park Boathouse using a pre-engineered "Morton-style" metal building to accommodate six school rowing programs and growing community demand for riverfront recreation. The 7,200 sq. ft. structure will provide six boat bays, shared storage, basic locker and restroom facilities, and a small team meeting area. Designed for cost efficiency and rapid construction, the boathouse will strengthen regional youth rowing partnerships, complement planned park improvements, and activate Watervliet's Hudson River waterfront with low-maintenance, multi-season recreational infrastructure.



11 16TH STREET TUNNEL CONNECTION TO HUDSON SHORES PARK

Anticipated Total Project Cost: \$6.6 Million

NY Forward Funding Request: \$600,000

Leveraged Funds: \$6.0 Million (FHWA/NYS DOT, NYS DOS LWRP)

Project Sponsor: City of Watervliet

Property Location: 16th Street at I-787, connecting to Hudson Shores Park

Readiness Status: Cost estimate prepared by NYSDOT engineers; project identified in Reimagine I-787 and Hudson Waterfront Corridor Study, FHWA/NYS DOT funding anticipated

Project Description: This project will construct a bicycle and pedestrian underpass at 16th Street beneath I-787, providing a safe and direct connection from Watervliet's neighborhoods to Hudson Shores Park and the Mohawk-Hudson Bike-Hike Trail. The tunnel will include ADA-compliant approaches, lighting, interior treatments, and a pump system for drainage. Entrances will feature landscaping and wayfinding signage to create a safe and attractive gateway to the waterfront. The design reflects the minimal-impact approach prepared by NYSDOT engineers, which allows traffic on I-787 to remain in operation during construction while achieving a transformational multimodal link.



12 THREE BROTHERS PIZZERIA EXPANSION

Anticipated Total Project Cost: \$300,000

NY Forward Funding Request: \$150,000

Leveraged Funds: \$150,000

Project Sponsor: Three Brothers Pizzeria

Property Address: 1615 Broadway

Readiness Status: Site control and renderings in place; financing committed through Pursuit Lending

Project Description: Three Brothers Pizzeria, a thriving local restaurant established in 2017, proposes to expand from its current 850 sq. ft. location into a 3,000 sq. ft. space along Broadway and 19th Street. The project will add indoor dining, a sports bar, and a deli, creating 10-20 new jobs. This expansion will strengthen the City's downtown restaurant scene and supports continued investment in Watervliet's principal commercial corridor.



13

CONGRESS STREET BRIDGE MULTIMODAL IMPROVEMENTS

Anticipated Total Project Cost: \$6.3 Million

NY Forward Funding Request: \$600,000

Leveraged Funds: \$5.7 Million

Project Sponsors: NYSDOT (lead), City of Watervliet, City of Troy

Location: Congress Street Bridge (NY 2) between Watervliet and Troy

Readiness Status: Completed conceptual plans, NYSDOT and Federal Highway Bridge Program funding anticipated

Project Description: The Congress Street Bridge is a critical state-owned crossing of the Hudson River connecting Watervliet's 19th Street corridor with downtown Troy. A 2021 study identified priority multimodal upgrades including widened pedestrian and bicycle paths, improved lighting, and safer intersections. With costs projected at \$6.3 million by 2027, the project will be led by NYSDOT with federal highway funding and local contributions from Troy and Watervliet. A NY Forward request of \$600,000 will close the funding gap and ensure full delivery of pedestrian and streetscape enhancements that establish the bridge as a safe, welcoming gateway to Watervliet's downtown and waterfront.



ADMINISTRATIVE CAPACITY

The City of Watervliet has a strong record of managing complex state and federal grants and implementing community development projects that align with long-term plans. Over the past decade, the City has successfully administered Community Development Block Grant (CDBG) housing rehabilitation programs, NY Main Street and microenterprise grants, Environmental Facilities Corporation water and sewer infrastructure grants, and Department of State-funded planning efforts including the Local Waterfront Revitalization Program, the 19th Street Corridor Strategic Plan, and the Climate Action Plan. These programs have delivered tangible results in housing quality, infrastructure resilience, and public space improvements, demonstrating the City's fiscal and managerial competence.

Day-to-day oversight of planning, development, and capital investment is led by the City's General Manager, supported by a small but experienced administrative team that includes the City's Finance Director and Planning and Development staff. The City Council and Mayor provide consistent leadership, drawing on extensive experience in housing and community development. Prior to becoming Mayor, Charles Patricelli served as Executive Director of the Watervliet Housing Authority, where he successfully administered more than \$100 million in funds to renovate and construct new affordable housing. The City continues to leverage this strong local capacity through partnerships with regional entities such as the Capital Region Transportation Council and the Albany County Land Bank, ensuring that Watervliet's planning and development efforts are well coordinated and strategically implemented.

This team has repeatedly delivered grant-funded projects on time and within budget, meeting all state and federal compliance standards. With dedicated staff, strong interagency partnerships, and a proven record of implementation, the City is well positioned to manage NY Forward funding and advance transformative projects that will sustain Watervliet's revitalization.

RANKING MINORITY MEMBER
AGING
VETERANS, HOMELAND SECURITY AND
MILITARY AFFAIRS

COMMITTEE MEMBER
DISABILITIES
HEALTH
INSURANCE



**SENATOR
JACOB C. ASHBY
43RD SENATE DISTRICT**

ALBANY OFFICE
ROOM 517
LEGISLATIVE OFFICE BUILDING
ALBANY, NY 12247
PHONE: 518-455-2381

DISTRICT OFFICE
594 COLUMBIA TURNPIKE
EAST GREENBUSH, NY 12061
PHONE: 518-371-2751

E-MAIL
ASHBY@NYSENATE.GOV

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

I am writing to convey my strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. These initiatives represent transformative opportunities to build on the City's ongoing efforts to create new jobs, expand housing, and create new community assets and resources.

Over the past decade, Watervliet has demonstrated its commitment to strategic reinvestment in its people and places. Major public and private investments — from upgrades to Hudson Shores Park, to over \$7 million in infrastructure improvements, to rehabilitation programs that have preserved housing affordability along 19th Street — have laid a strong foundation for growth. The recent construction of a new Price Chopper on the 19th Street corridor and multimillion-dollar philanthropic commitments from local stakeholders further underscore Watervliet's momentum.

Watervliet has also advanced important planning work, including updates to its Comprehensive Plan, Local Waterfront Revitalization Program, and bicycle/pedestrian connectivity planning. These studies reflect years of community input and consensus-building, identifying transformative projects along 19th Street and the Hudson River waterfront that are both visionary and achievable.

The City's location along the Hudson River, proximity to I-787, and direct connections to Albany and Troy strategically position it. Investments made here will have spillover benefits for the entire Capital Region, enhancing connectivity, supporting job growth, and strengthening the area's appeal as a place to live, work, and visit.

I strongly encourage the Capital Region REDC to give full consideration to Watervliet's applications

Gratefully,

Jake Ashby
NYS Senator- 43rd District

A handwritten signature in black ink that reads "Jake Ashby".



JOHN T. McDONALD III, RPh
Assemblymember 108th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Governmental Operations
COMMITTEES
Alcoholism and Drug Abuse
Higher Education
Health
Ways and Means

September 5, 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

RE: City of Watervliet Applications for NY Forward and DRI

Dear Co-Chairs and Members of the Capital Region REDC:

I am writing to express my strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. These initiatives represent transformative opportunities to build on the City's long-standing efforts in economic development, housing, and community revitalization.

Over the past decade, Watervliet has demonstrated its commitment to strategic reinvestment in its people and places. Major public and private investments — from upgrades to Hudson Shores Park, to over \$7 million in infrastructure improvements, to rehabilitation programs that have preserved housing affordability along 19th Street — have laid a strong foundation for growth. The recent construction of a new Price Chopper on the 19th Street corridor and multimillion-dollar philanthropic commitments from local stakeholders further underscore Watervliet's momentum.

Watervliet has also advanced important planning work, including updates to its Comprehensive Plan, Local Waterfront Revitalization Program, and bicycle/pedestrian connectivity planning. These studies reflect years of community input and consensus-building, identifying transformative projects along 19th Street and the Hudson River waterfront that are both visionary and achievable.

Importantly, Watervliet's success is not just local — it is regional. The City's location along the Hudson River, proximity to I-787, and direct connections to Albany and Troy position it as a gateway for commerce, culture, and recreation. Investments made here will have spillover benefits for the entire Capital Region, enhancing connectivity, supporting job growth, and strengthening the area's appeal as a place to live, work, and visit.

I strongly encourage the Capital Region REDC to give due consideration to Watervliet's applications. With DRI/NY Forward support, the City will leverage its planning, momentum, and partnerships into a slate of projects that deliver lasting economic and social benefits for the entire region.

Thank you for your consideration.

Sincerely,

Hon. John T. McDonald III, RPh
Member of NYS Assembly, 108th District



Your Civic Chest Is Something For You

WATERVLIET CIVIC CHEST, Inc.

CIVIC CENTER Located at 14th Street & 1st Avenue



Mail: P.O. Box 164, Watervliet, NY 12189-0164 • e-mail: wciviccenter@aol.com • www.watervlietciviccenter.com
• Phone: 518-273-5922

September 10, 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

On behalf of the Watervliet Civic Chest, Inc., I am pleased to offer our strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. As an organization deeply rooted in this community, we have witnessed first-hand the progress made in recent years and the excitement surrounding Watervliet's future.

The City has invested strategically in projects that benefit both residents and visitors — from stabilization and enhancements at Hudson Shores Park, to new trail connections and streetscape improvements, to direct support for small businesses along 19th Street. These efforts, coupled with significant private investment and years of community-driven planning, have positioned Watervliet to make the most of a DRI or NY Forward award.

What makes Watervliet unique is its ability to pair historic character with regional impact. Our downtown and waterfront not only serve local residents but also draw visitors from across the Capital District via the Congress Street Bridge, Mohawk-Hudson Bike-Hike Trail, and regional roadways. Local businesses, schools, and civic groups all benefit from the energy created by a compact urban downtown and active cultural spaces. With state support, Watervliet can take the next step — modernizing key facilities, expanding housing options, and enhancing recreational and cultural amenities for the entire community.

The Watervliet Civic Chest, Inc. is committed to partnering with the City in this effort. We see this as a once-in-a-generation opportunity to build on the momentum that already exists and to create a stronger, more inclusive, and more resilient community.

We urge the Capital Region REDC to fully support Watervliet's DRI/NY Forward applications. The impact of this investment will be felt not only in Watervliet, but across the Capital Region.

Sincerely,

William S. Sheehy—Executive Director
Watervliet Civic Chest, Inc.

ELLEN M. McNULTY-RYAN
Mayor
mayor@villageofgreenisland.com

OFFICE OF THE MAYOR

Maggie A. Alix
Executive Assistant
maggiea@villageofgreenisland.com

VILLAGE OF GREEN ISLAND
20 Clinton Street
Green Island, New York 12183

September 16, 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

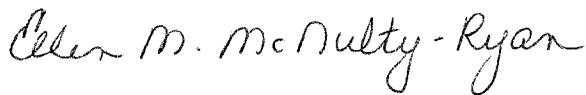
On behalf of the Village of Green Island, I am pleased to offer our support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. As a neighboring municipality, we have witnessed first-hand the progress made in recent years and the excitement surrounding Watervliet's future.

The City has invested strategically in projects that benefit both residents and visitors from stabilization and enhancements at Hudson Shores Park, to new trail connections and streetscape improvements, to direct support for small businesses along 19th Street. These efforts, coupled with significant private investment and years of community-driven planning, have positioned Watervliet to make the most of a DRI or NY Forward award.

What makes Watervliet unique is its ability to pair historic character with regional impact. The downtown and waterfront not only serve residents but also draws visitors from across the Capital District via the Congress Street Bridge, Mohawk-Hudson Bike-Hike Trail, and regional roadways. Local businesses, schools, and civic groups all benefit from the energy created by a compact urban downtown and active cultural spaces. With state support, Watervliet can take the next step, modernizing key facilities, expanding housing options, and enhancing recreational and cultural amenities for the entire community.

We urge the Capital Region REDC to fully support Watervliet's DRI/NY Forward applications. The impact of this investment will be felt not only in Watervliet, but across the Capital Region.

Sincerely,



Ellen M. McNulty-Ryan, Mayor



WWW.RENSCOCHAMBER.COM

90 FOURTH STREET, SUITE 200 / TROY, NEW YORK 12180
p 518.274.7020

September 12, 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

On behalf of the Rensselaer County Regional Chamber of Commerce, I am pleased to offer our strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. As an organization deeply rooted in this community, we have witnessed first-hand the progress made in recent years and the excitement surrounding Watervliet's future.

The City has invested strategically in projects that benefit both residents and visitors — from stabilization and enhancements at Hudson Shores Park, to new trail connections and streetscape improvements, to direct support for small businesses along 19th Street. These efforts, coupled with significant private investment and years of community-driven planning, have positioned Watervliet to make the most of a DRI or NY Forward award.

What makes Watervliet unique is its ability to pair historic character with regional impact. Our downtown and waterfront not only serve local residents but also draw visitors from across the Capital District via the Congress Street Bridge, Mohawk-Hudson Bike-Hike Trail, and regional roadways. Local businesses, schools, and civic groups all benefit from the energy created by a compact urban downtown and active cultural spaces. With state support, Watervliet can take the next step — modernizing key facilities, expanding housing options, and enhancing recreational and cultural amenities for the entire community.

The Rensselaer County Regional Chamber of Commerce is committed to partnering with the City in this effort. We see this as a once-in-a-generation opportunity to build on the momentum that already exists and to create a stronger, more inclusive, and more resilient community.

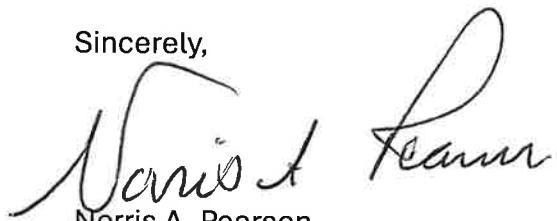
MARKET
Your Business

DEVELOP
with the Chamber

CONNECT
at Events

We urge the Capital Region REDC to fully support Watervliet's DRI/NY Forward applications. The impact of this investment will be felt not only in Watervliet, but across the Capital Region.

Sincerely,

A handwritten signature in black ink, appearing to read "Norris A. Pearson".

Norris A. Pearson

President/CEO

Rensselaer County Regional Chamber of Commerce

Village of Menands

MAYOR

Brian Marsh

VILLAGE CLERK

Don Handerhan

Treasurer

Mary Jane Vredenburg

**TRUSTEES**

Molly Harbour
Nicholas Kalogridis
Timothy Lane
Lisa Neuman

11 September 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

On behalf of Watervliet's abutting neighbor, the Village of Menands, I am pleased to offer our strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. As an organization deeply rooted in this community, we have witnessed first-hand the progress made in recent years and the excitement surrounding Watervliet's future. I personally cherish the strong connection I have, as Mayor, with the Watervliet City Council.

Watervliet has invested strategically in projects that benefit both residents and visitors — from stabilization and enhancements at Hudson Shores Park, to new trail connections and streetscape improvements, to direct support for small businesses along 19th Street. These efforts, coupled with significant private investment and years of community-driven planning, have positioned Watervliet to capitalize on a DRI and/or NY Forward award.

What makes Watervliet unique is its ability to pair historic character with regional impact. The downtown and waterfront not only serve residents, but also draw visitors from across the Capital District via the Congress Street Bridge, Mohawk-Hudson Bike-Hike Trail, and regional roadways. This includes sharing recreational opportunities with neighboring municipalities, such as the Village of Menands. Local businesses, schools, and civic groups all benefit from the energy created by a compact urban downtown and active cultural spaces. With state support, Watervliet can take the next step — modernizing key facilities, expanding housing options, and enhancing recreational and cultural amenities for the entire community.

The Village of Menands is committed to partnering with the City of Watervliet in this effort. We agree, this is a once-in-a-generation opportunity to build on the momentum that already exists and to create a stronger, more inclusive, and more resilient community.

We urge the Capital Region REDC to support Watervliet's DRI/NY Forward applications fully. The impact of this investment will be felt not only in Watervliet but across the Capital Region.

Sincerely,

A handwritten signature in blue ink that reads "Brian A. Marsh".

Brian A. Marsh, Mayor



Watervliet CITY SCHOOLS

- 1245 Hillside Drive
- Watervliet, NY 12189
- (518) 629-3200

Dr. Donald Stevens Jr.
Superintendent of Schools

www.watervlietcityschools.org

■ **Watervliet Jr./Sr.
High School**

1245 Hillside Drive
Watervliet, NY 12189
(518) 629-3300

■ **Watervliet
Elementary School**

2557 10th Avenue
Watervliet, NY 12189
(518) 629-3400

■ **Business Office**

1245 Hillside Drive
Watervliet, NY 12189
(518) 629-3203

September 11, 2025

Capital Region Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Co-Chairs and Members of the Capital Region REDC:

On behalf of the Watervliet City School District, I am pleased to offer our strong support for the City of Watervliet's applications to the New York Forward and Downtown Revitalization Initiative programs. As an organization deeply rooted in this community, we have witnessed first-hand the progress made in recent years and the excitement surrounding Watervliet's future.

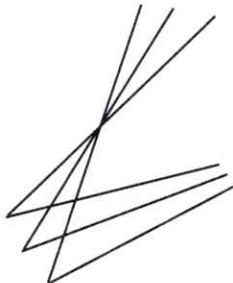
The City has invested strategically in projects that benefit both residents and visitors — from stabilization and enhancements at Hudson Shores Park, to new trail connections and streetscape improvements, to direct support for small businesses along 19th Street. These efforts, coupled with significant private investment and years of community-driven planning, have positioned Watervliet to make the most of a DRI or NY Forward award.

What makes Watervliet unique is its ability to pair historic character with regional impact. Our downtown and waterfront not only serve local residents but also draw visitors from across the Capital District via the Congress Street Bridge, Mohawk-Hudson Bike-Hike Trail, and regional roadways. Local businesses, schools, and civic groups all benefit from the energy created by a compact urban downtown and active cultural spaces. With state support, Watervliet can take the next step — modernizing key facilities, expanding housing options, and enhancing recreational and cultural amenities for the entire community.

Watervliet City Schools is committed to partnering with the City in this effort. We see this as a once-in-a-generation opportunity to build on the momentum that already exists and to create a stronger, more inclusive, and more resilient community. We urge the Capital Region REDC to fully support Watervliet's DRI/NY Forward applications. The impact of this investment will be felt not only in Watervliet, but across the Capital Region.

Sincerely,


Dr. Donald Stevens Jr.
Superintendent
Watervliet City School District



ADVANCE GLASS INC.

926 19TH Street, Watervliet NY 12189

P: 518-272-6800 Fax: 518-272-7354

10/13/2025

Mayor Charles Patricelli
City of Watervliet
2 15th Street
Watervliet, NY 12189

RE: Letter of Intent to Develop – *Advance Glass Expansion and Office Renovation, 926 19th Street*

Dear Mayor Patricelli,

On behalf of **BDH LLC / Advance Glass**, I am pleased to submit this Letter of Intent expressing our strong interest in advancing the *Advance Glass Expansion and Office Renovation Project* at **926 19th Street** as part of the City of Watervliet's New York Forward (NYF) application.

Project Overview

Advance Glass Inc. has operated on 19th Street for more than four decades, providing residential glazing needs, along with being a commercial glazing contractor. We provide custom glazing, aluminum storefront, and curtain wall systems to clients across the Capital Region. Our proposed project includes the renovation and modernization of our 926 19th Street headquarters, including improvements to office space, customer areas, and warehouse capacity. Work will include LED lighting, ceiling replacement, HVAC system upgrades, and a new conference area and customer entry. The project also includes expansion of our warehouse to accommodate growth in our commercial glass fabrication and aluminum systems operations.

Alignment with NY Forward Goals

This project directly supports NY Forward's goals by:

- Enhancing the appearance and functionality of a key commercial property within Watervliet's downtown corridor.

- Supporting local business retention and growth, including skilled trades employment opportunities.
- Contributing to the City's economic vitality and helping strengthen the 19th Street corridor as a vibrant, mixed-use commercial destination.

Project Details

Estimated Total Cost: \$235,000

Requested NY Forward Funding: \$176,250

Private/Leveraged Funds: \$58,750 (line of credit and bank financing through M&T Bank)

Proposed Timeline: construction mid-2027

Project Readiness: Preliminary estimates and project concept completed; financing relationships established with M&T Bank; local contractor partners identified.

Community Impact

The project will improve the visual and functional quality of 19th Street while ensuring that a long-standing Watervliet business continues to grow and create opportunities for skilled trades and office workers. Modernization of the facility will enhance energy efficiency, safety, and accessibility for customers and employees, demonstrating our continued commitment to being part of the City's long-term revitalization efforts.

Our Qualifications

Advance Glass Inc. and BDH LLC are locally owned and operated, with extensive experience in commercial construction, glazing systems, and property improvement. We are fully licensed and insured, with an established record of quality work throughout the Capital Region.

We appreciate the opportunity to be part of Watervliet's downtown revitalization efforts and are committed to investing in the future of our community. Thank you for your consideration.

Sincerely,



Domenic Costa

Owner, BDH LLC / Advance Glass Inc.
926 19th Street, Watervliet, NY 12189
(518) 272-6800
mgosh@advglassinc.com

11/06/2025

Mayor Charles Patricelli

City of Watervliet

2 15th Street

Watervliet, NY 12189

RE: Letter of Intent to Develop – *Uptown Wine & Spirits Expansion and Façade Improvements* – City of Watervliet

Dear Mayor Patricelli,

On behalf of Uptown Wine & Spirits, I am writing to express my strong interest in participating in the City of Watervliet's New York Forward (NYF) application through the proposed *Uptown Wine & Spirits Expansion and Façade Improvements* project at **528 19th Street**.

Project Overview

Uptown Wine & Spirits is a long-standing local business operating in a two-story building on 19th Street. This project proposes construction of a modest two-story rear addition to replace an aging wooden shed, providing secure storage for inventory and improving operational efficiency. Additional work includes repainting the building façade, sidewalk replacement to match the City's streetscape, and lighting upgrades. These improvements will enhance the appearance and accessibility of this highly visible downtown location and reflect my ongoing investment in the corridor and the community.

Alignment with NYF Goals

This project aligns closely with the NY Forward goals by:

- Enhancing the 19th Street corridor's visual appeal and pedestrian environment;
- Supporting a locally owned business that anchors downtown commercial activity; and
- Strengthening the City's tax base and creating a more vibrant and welcoming destination for residents and visitors.

Project Details

Estimated Total Cost: \$120,000

Requested NYF Funding: \$60,000

Leveraged Funds: \$60,000 (Owner equity/cash reserves)

Proposed Timeline: Spring 2027 – Fall 2027

Funding Sources: Self-funded through personal investment and cash reserves; all funds committed.

Key Milestones and Status:

- Site ownership and business operations established;
- Preliminary construction scope and cost estimate prepared;
- Ready to engage design professional and begin permitting upon funding award.

Community Impact

This project will contribute to the broader revitalization of 19th Street by improving the appearance of a key storefront and ensuring the long-term viability of a small, locally owned business. The sidewalk and exterior improvements will enhance pedestrian safety and accessibility, while the façade renovation will complement other corridor investments envisioned through the NY Forward program.

Our Qualifications

As both the business owner and property owner, I have successfully managed prior renovation projects, including site cleanups and building improvements, and am fully committed to completing this project in a timely and compliant manner.

I am excited to continue investing in Watervliet's downtown and to contribute to the City's shared vision for a more vibrant and economically resilient community.

Thank you for your consideration. I look forward to working closely with the City and State partners to make this project a reality.

Sincerely,

Harry Avakian

Owner, Uptown Wine & Spirits

528 19th Street

Watervliet, NY 12189

518-857-0401

AmenianGod@yahoo.com



Black Bear Inn

310 19th Street

Watervliet NY 12189

11/01/2025

Mayor Charles Patricelli
City of Watervliet
2 15th Street
Watervliet, NY 12189

RE: Letter of Intent to Develop – The Black Bear Inn Renovation – City of Watervliet

Dear Mayor Patricelli,

On behalf of *The Black Bear Inn*, I am writing to express our strong interest in advancing *The Black Bear Inn Renovation Project* as part of the City of Watervliet's application to the New York Forward (NYF) programs.

Project Overview

Located at 310 19th Street, *The Black Bear Inn* is a longstanding local establishment at the heart of Watervliet's downtown corridor. Our proposed project entails a full renovation and modernization of the building's structure and services, including a redesigned façade with a new 6×20 foot outdoor dining patio, a rooftop deck for seasonal dining and events, upgraded HVAC systems, and a comprehensive kitchen renovation.

These improvements will modernize the inn's operations, expand dining capacity, improve energy efficiency, and create a more welcoming, high-quality hospitality destination for residents and visitors. As a family-owned business deeply rooted in Watervliet, we see this investment as both a way to strengthen our business and a contribution to the City's ongoing downtown revitalization.

Alignment with NYF Goals

Our project directly supports the goals of the NYF program by:

- Strengthening the 19th Street commercial corridor and enhancing its sense of place through high-quality design and streetscape improvements.
- Expanding local dining and nightlife options, thereby attracting new visitors and increasing foot traffic in downtown Watervliet.
- Investing in sustainable, energy-efficient building systems and creating new employment opportunities for local residents.

Project Details

- **Estimated Total Cost:** \$480,000
- **Requested NYF Funding:** \$360,000
- **Leveraged Funds:** \$120,000 (owner equity and private financing)
- **Proposed Timeline:** Design finalization in 2025; construction mid-2027
- **Current Status:** Design concepts and preliminary cost estimates have been completed. The property is fully owned and ready for construction pending funding approval.

Community Impact

The project will elevate the visitor experience along 19th Street and reinforce the corridor's role as a vibrant hub for dining and community gathering. The renovation will generate construction-related employment in the short term and sustain permanent hospitality jobs once complete. It will also catalyze increased customer traffic for nearby businesses, strengthening the economic vitality of Watervliet's downtown.

Our Qualifications

The Black Bear Inn has been a cornerstone of Watervliet's dining scene for over a decade. Our management team brings extensive experience in hospitality operations, local business development, and community engagement. We are committed to delivering a

high-quality project that meets both our business objectives and the community's vision for a revitalized downtown.

We are excited about the opportunity to contribute to the City's future and stand ready to collaborate with the City of Watervliet, the State, and community partners to advance this transformational project.

Thank you for your consideration. We look forward to further discussions regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Delisle".

Timothy Delisle
Owner/Manager, The Black Bear Inn
310 19th Street, Watervliet, NY 12189
518-378-8822 | Wfd80.td@gmail.com

ALG Properties

625 19th st

Watervliet, NY 12190

17OCT2025

Mayor Charles Patricelli

City of Watervliet

2 15th St.

Watervliet, NY 12189

RE: Letter of Intent to Develop for ALG Properties, LLC /Kathleen's designs by **The Flower Girl, LLC** –
City of Watervliet

Mayor Patricelli,

On behalf of ALG Properties, I am writing to express our strong interest in developing 625 19th st as part of the City of Watervliet's application to the Downtown Revitalization Initiative (DRI) and New York Forward (NYF) programs.

Project Overview

ALG Properties is a holding company for 625 19th st. owned by Anthony and Lauren Gagliardi. We have owned and operated Kathleen's designs by the flower girl, LLC that occupies the first floor of this building since 2002 and live on the 2nd floor. The investment requested is needed to revitalize the building to extend longevity and beautify its aging components. The flower shop has a long history here in Watervliet originally Kathleen's Flower shop. Our vision is a refreshed modernized storefront to enhance the optics of 19th street and our building.

Alignment with DRI/NYF Goals

Our proposed project aligns closely with the DRI/NYF's goals of revitalizing downtowns and generating economic opportunity. Specifically, it will:

- Beautify the façade creating a visual attraction to the flower shop and enhance the 19th street optics to attract positive attention.
- Complete deferred maintenance to extend the longevity of the building.

Project Details

- Estimated Total Cost: \$75,000
- Requested DRI/NYF Funding: \$56,250
- Proposed Timeline: Spring 2027 to Winter 2027
- Brief description of sources of funding/financing: bank Financing (equity)/ cash reserves

Community Impact

The opportunity to have this funding will greatly benefit the City of Watervliet. An modernized store front on the on 19th street will improve the optics of the corridor increasing visibility, attracting attention and improving the Watervliet experience.

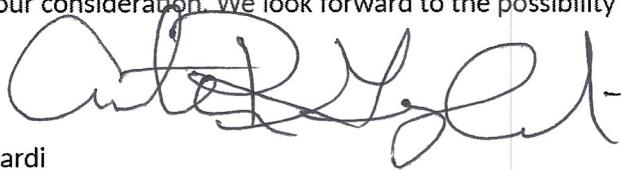
Our Qualifications

Anthony Gagliardi is the owner of ALG properties and a member of the flower girl. Anthony is also a Real estate Broker and Real estate Property manager/investor/contractor. Over the last 20 years he has remolded multiple properties and has the skills and experience for this project.

We are excited about the opportunity to contribute to the revitalization of downtown Watervliet and are committed to working closely with the City and State to bring this project to fruition.

Thank you for your consideration. We look forward to the possibility of further discussing our proposal.

Sincerely,



Anthony R Gagliardi
Member
ALG Properties LLC
518-364-7625

September 29, 2025

Mayor Charles Patricelli
City of Watervliet
2 15th Street
Watervliet, NY 12189

RE: Letter of Intent to Develop Multifamily Housing at the Heart of Downtown – City of Watervliet DRI/NY Forward Application

Dear Mayor Patricelli,

On behalf of my development team, I am writing to express my strong interest in advancing the proposed Multifamily Housing at the Heart of Downtown project as part of the City of Watervliet's application to the Downtown Revitalization Initiative (DRI) and New York Forward (NYF) programs. I am proud to note that this effort will be co-sponsored in partnership with Luizzi Construction, who will also be submitting their own letter of interest.

Project Overview

The project proposes to demolish four vacant or underutilized buildings at the corner of 19th Street and 2nd Avenue and construct a new three-story, 31,324-square-foot multifamily development. The project will include 43 workforce-oriented housing units (33 one-bedroom and 10 two-bedroom units) at a location that is walkable to 19th Street businesses, municipal facilities, shopping destinations, and along key regional transit corridors.

As a longtime developer and property manager with holdings in Watervliet and the Capital Region, I have watched Watervliet's growth with optimism. This site in particular stands out as a catalytic corner where quality residential development can meet local housing needs while supporting the vibrancy of the downtown. I believe this project offers an opportunity to both respond to market demand and add to my legacy by contributing meaningfully to the City's continued transformation.

I am especially excited to collaborate with Luizzi Construction, whose deep experience in development and construction, paired with their long-standing roots in Watervliet, will bring additional capacity and local knowledge to ensure this project's success.

Alignment with DRI/NYF Goals

This project supports the DRI/NYF vision by:

- Creating a dense, walkable residential development in the City's historic core
- Supporting housing diversity and improving access to affordable units for working individuals
- Growing the City's tax base and adding year-round foot traffic to downtown businesses

Project Details

- **Estimated Total Cost:** \$8.62 million
- **Requested DRI/NYF Funding:** \$2 million
- **Proposed Timeline:** Spring 2027 – Winter 2028

Financing: The balance of project funding (~\$6.62 million) will be secured through a mix of private lending institutions, equity partners, and developer contributions. I have strong existing relationships with multiple financial partners that I intend to activate as we move toward final design and pre-development.

Current Readiness:

- Site control: All four properties are currently owned by the development entity
- Design: Preliminary conceptual design has been completed
- Zoning: Site is anticipated to support proposed density and use
- Market Positioning: Project aligns with documented housing needs in Watervliet

Community Impact

This project will help address Watervliet's rising demand for high-quality rental housing by delivering new units within walking distance to transit, jobs, and services. It will bring new life to a key gateway intersection, improve neighborhood appearance, and encourage additional investment in surrounding blocks.

Our Qualifications

With decades of real estate development and property management experience, I bring a deep understanding of market feasibility, construction financing, and long-term asset management. I have successfully executed similar infill and rehabilitation projects throughout the region and am committed to delivering a project that meets both market and community goals.

In partnership with Luizzi Construction, I am confident that we can deliver a project that reflects both technical expertise and community pride.

I am excited for the opportunity to partner with the City of Watervliet, the State of New York, and Luizzi Construction to make this vision a reality. Thank you for your consideration, and I welcome the opportunity to discuss this proposal further.

Sincerely,

Paul Huban (HC)
Paul Huban - 1ha3 Ar TRLS1 (ADVOCATE)
Developer

Luizzi Companies
857 1st Street, Watervliet, NY 12189
christian@luizzicompanies.com
www.luizzicompanies.com
(518) 482-8954
October 17, 2025



Mayor Charles Patricelli
City of Watervliet
2 15th Street
Watervliet, NY 12189

RE: Letter of Intent to Develop Multifamily Housing at the Heart of Downtown – City of Watervliet DRI/NY Forward Application

Dear Mayor Patricelli,

On behalf of my development team, I am writing to express my strong interest in advancing the proposed Multifamily Housing at the Heart of Downtown project as part of the City of Watervliet's application to the Downtown Revitalization Initiative (DRI) and New York Forward (NYF) programs. I am proud to note that this effort will be co-sponsored in partnership with the owner, Paul Huban, who will also be submitting their own letter of interest.

Project Overview

The project proposes to demolish four vacant or underutilized buildings at the corner of 19th Street and 2nd Avenue and construct a new three-story, 31,324-square-foot multifamily development. The project will include 43 workforce-oriented housing units (33 one-bedroom and 10 two-bedroom units) at a location that is walkable to 19th Street businesses, municipal facilities, shopping destinations, and along key regional transit corridors.

Luizzi Companies is a longtime developer, contractor and property manager with holdings in Watervliet and the Capital Region. We have watched Watervliet's growth with optimism. This site in particular stands out as a catalytic corner where quality residential development can meet local housing needs while supporting the vibrancy of the downtown. I believe this project offers an opportunity to both respond to market demand and add to my legacy by contributing meaningfully to the City's continued transformation.

I am especially excited to collaborate with the property owner, whose own deep experience in development and construction, paired with their long-standing roots in Watervliet, will bring additional capacity and local knowledge to ensure this project's success.

Alignment with DRI/NYF Goals

This project supports the DRI/NYF vision by:

- Creating a dense, walkable residential development in the City's historic core
- Supporting housing diversity and improving access to affordable units for working individuals
- Growing the City's tax base and adding year-round foot traffic to downtown businesses

Project Details

- **Estimated Total Cost:** \$8.62 million
- **Requested DRI/NYF Funding:** \$2 million
- **Proposed Timeline:** Spring 2027 – Winter 2028

Financing: The balance of project funding (~\$6.62 million) will be secured through a mix of private lending institutions, equity partners, and developer contributions. I have strong existing relationships with multiple financial partners that I intend to activate as we move toward final design and pre-development.

Current Readiness:

- Site control: All four properties are currently owned by the development entity
- Design: Preliminary conceptual design has been completed
- Zoning: Site is anticipated to support proposed density and use
- Market Positioning: Project aligns with documented housing needs in Watervliet

Community Impact

This project will help address Watervliet's rising demand for high-quality rental housing by delivering new units within walking distance to transit, jobs, and services. It will bring new life to a key gateway intersection, improve neighborhood appearance, and encourage additional investment in surrounding blocks.

Our Qualifications

With decades of real estate development and property management experience, Luizzi Companies brings a deep understanding of market feasibility, construction financing, and

long-term asset management. We have successfully executed similar infill and rehabilitation projects throughout the region and am committed to delivering a project that meets both market and community goals.

I am confident that we can deliver a project that reflects both technical expertise and community pride. I am excited for the opportunity to partner with the City of Watervliet, the State of New York, and the property owner to make this vision a reality. Thank you for your consideration, and I welcome the opportunity to discuss this proposal further.

Sincerely,

Christian Luizzi
Head of Real Estate
Luizzi Companies

A handwritten signature in black ink, appearing to read "Christian Luizzi". The signature is fluid and cursive, with a large, stylized 'C' at the beginning.

October 15, 2025

Mayor Charles Patricelli
City of Watervliet
2 15th St.
Watervliet, NY 12189

RE: Letter of Intent to Develop 2313 Second Avenue – City of Watervliet

Dear Mayor Patricelli,

As the current property owner of 2313 Second Avenue, I am writing to confirm my commitment to co-sponsoring the redevelopment of this site in partnership with Luizzi Companies as part of the City's DRI/NYF application.

Project Overview

The project will redevelop the vacant parcel at 2313 Second Avenue into **25 multifamily apartments and 4 duplex homes**. As the landowner, I have long envisioned this property serving a higher and better use that meets community needs. With Luizzi's experience and capacity as developer, we are positioned to transform this underutilized site into a residential asset for Watervliet.

Alignment with DRI/NYF Goals

This project advances DRI/NYF goals by:

- Revitalizing vacant land into active residential use that supports Watervliet's downtown.
- Contributing to housing variety for people of all ages and incomes.
- Supporting increased property values and long-term fiscal stability for the City.

Project Details

- **Estimated Total Cost:** \$8,000,000
- **Requested DRI/NYF Funding:** \$2,000,000
- **Proposed Timeline:** Construction anticipated to begin in 2027, with completion in 2028.
- **Funding Sources:** Private equity investment, M&T Bank financing (in progress), developer resources.

- **Current Status:** Property ownership secured; engineering drawings prepared; project team established.

Community Impact

This development will improve quality of life by introducing modern, safe, and attractive housing while eliminating longstanding vacancy on a prominent site. It will encourage new residents to invest their lives in Watervliet, strengthening community vitality and supporting local businesses.

Our Qualifications

I bring longstanding ownership and commitment to this property and to Watervliet, and have partnered with Luizzi Companies, who bring extensive construction and development expertise to ensure successful delivery.

I am proud to co-sponsor this project with Luizzi Companies and excited for the positive impact it will have on Watervliet.

Sincerely,



Spiro Kirtoglou
Property Owner & Co-Sponsor

Luizzi Companies
857 1st Street, Watervliet, NY 12189
christian@luizzicompanies.com
www.luizzicompanies.com
(518) 482-8954
October 17, 2025



Mayor Charles Patricelli
City of Watervliet
2 15th St.
Watervliet, NY 12189

RE: Letter of Intent to Develop 2313 Second Avenue – City of Watervliet

Dear Mayor Patricelli,

On behalf of **Luizzi Companies**, I am writing to express our strong interest in co-sponsoring the redevelopment of **2313 Second Avenue** as part of the City of Watervliet's Downtown Revitalization Initiative (DRI) / New York Forward (NYF) application.

Project Overview

This project will transform long-vacant land at 2313 Second Avenue into **25 multifamily apartments and 4 duplex homes**, creating high-quality housing that meets local and regional demand. We are pursuing this investment because we believe Watervliet is at the right moment in its growth trajectory: the City's location, transportation access, and recent momentum make it an ideal place to expand housing opportunities. Our vision is to deliver a thoughtfully designed residential development that strengthens the downtown fabric and adds to the City's housing diversity.

Alignment with DRI/NYF Goals

This project directly supports the DRI/NYF objectives by:

- Expanding the supply of diverse and modern housing options to attract new residents.
- Activating underutilized land within a walkable area, strengthening the sense of place.
- Growing the local tax base through significant private investment.

Project Details

- **Estimated Total Cost:** \$8,000,000
- **Requested DRI/NYF Funding:** \$2,000,000
- **Proposed Timeline:** Construction anticipated to begin in 2027, with completion in 2028.
- **Funding Sources:** M&T Bank financing (letter of interest in progress), private equity investment, and company resources.
- **Current Status:** Property ownership secured in partnership with co-sponsor; engineering drawings prepared; financing commitments underway.

Community Impact

The project will bring new residents to downtown Watervliet, increase demand for local businesses, and help meet workforce housing needs. It will convert vacant land into a vibrant development that contributes to quality of life and long-term economic vitality.

Our Qualifications

Luizzi Companies brings decades of experience in construction, real estate development, and financing. Our team has successfully completed numerous residential and mixed-use projects in the Capital Region, and we are well-positioned to deliver this project on time and within budget.

We are excited about the opportunity to contribute to the revitalization of downtown Watervliet and are committed to partnering with the City and State to bring this project to fruition.

Sincerely,

Christian Luizzi
Head of Real Estate
Luizzi Companies

A handwritten signature in black ink, appearing to read "Christian Luizzi".

2400 2nd Avenue
Watervliet, NY 12189
Tel: 518-273-4717
Fax: 518-273-4730
www.WatervlietHousing.org
office@WatervlietHousing.org



Watervliet
Housing
Authority

Paul Murphy, Chairman
Joe Koyon, Vice Chairman
Steve Jamrosz
Bill Keefer
Anthony Ferrandino

Brian Kremer, Counsel

Matthew J. Ethier, Executive Director



October 1, 2025

Mayor Charles Patricelli
City of Watervliet
2 15th St.
Watervliet, NY 12189

RE: Letter of Intent to Develop for the Watervliet Housing Authority – City of Watervliet

Mayor Patricelli,

On behalf of the Watervliet Housing Authority (WHA), I am writing to express our strong interest in redeveloping WHA's multifamily housing stock as part of the City of Watervliet's application to the Downtown Revitalization Initiative (DRI) and New York Forward (NYF) programs.

Project Overview

The Watervliet Housing Authority and its Board of Commissioners will soon be formalizing a relationship with a Developer for the purpose of redeveloping the Michael J. Day, Abram Hilton, Daniel P. Quinn, Edwin Joslin and Eugene Hanratta apartment complexes. The goal of this redevelopment is to preserve the affordable housing stock in the City of Watervliet. Although not yet defined, the proposed scope of redevelopment of these units would include, but will not be limited to new kitchens and bathrooms in over 300 units, replacement of roof materials and new insulation at over 50 buildings, new energy star rated window replacement and renovation of several units at each of the 5 sites to ensure compliance with new ADA standards.

Alignment with DRI/NYF Goals

Our proposed project aligns closely with the DRI/NYF's goals of revitalizing downtowns and generating economic opportunity. Specifically, the redevelopment will modernize the current affordable housing stock initially built in the 1960's-1970's. Redevelopment of these sites include electrification of heat and hot water for each unit, driving down the costs of resident-based utilities and reducing greenhouse gas emissions. Site improvements planned include congregate seating areas at our elderly/disabled sites and playgrounds at our family sites which will both dramatically improve the quality of life for our residents.

Project Details

- Estimated Total Cost: \$150,000,000.00
- Requested DRI/NYF Funding: \$2,000,000.00
- Proposed Timeline: January 2027 to December 2029
- Brief description of sources of funding/financing: in addition to DRI/NYF funding, WHA and its partners in redevelopment will work to secure private equity funding in the form of Historic and Non-historic Low Income Tax Credits. WHA also anticipates funding will be granted from the NYS Homes and Community Renewal Housing Finance Agency, which has already been engaged and is aware of this project.
- Key Milestones and Current Status: WHA anticipates a formal relation with the selected developer will be finalized before the end of 2026, and is hopeful to have all HUD approvals and a clear to close from NYS HFA prior to the end of 2027.

Community Impact

This redevelopment will not only improve the quality of life for the residents of WHA, but also in the immediate area surrounding these sites. WHA will focus not only on the buildings and structures themselves, but will also seek opportunity with outside agencies for family services and family self-sufficiency programs. Through construction of the sites, WHA sees an opportunity for in excess of 100 jobs to be filled in trades such as electrical, plumbing and general carpentry, etc.

Our Qualifications

The WHA Administrative Staff has several years of experience overseeing multifamily housing in the City of Watervliet. As the current Executive Director of the Cohoes Housing Authority as well as WHA, I am overseeing a redevelopment of over 200 units in the City of Cohoes. The project in the City of Cohoes is very similar to the concept of the redevelopment of the WHA sites.

We are excited about the opportunity to contribute to the revitalization of downtown Watervliet and are committed to working closely with the City and State to bring this project to fruition.

Thank you for your consideration. We look forward to the possibility of further discussing our proposal.

Sincerely,



Matthew J. Ethier
Executive Director
Watervliet Housing Authority
518-273-4717
methier@watervliethousing.org

Attachments:

Concept Rendering of the Edwin Joslin apartment complex
Site Plans for 5 complexes



Outlook

[Ext] Fwd: DRI

From Charles Patricelli <cpatricelli@watervlietny.gov>

Date Fri 8/15/2025 1:11 AM

To Bulger, Devin <dbulger@LaBellaPC.com>

Cc Rebecca Calleri <rcalleri@watervlietny.gov>; Melissa Cherubino <mcherubino@watervlietny.gov>

1 attachment (148 KB)

Watervliet_DRI.NYF_Project Interest Form.pdf;

Charles
Charles Patricelli
Mayor, City of Watervliet
518-378-4051
Sent from my iPhone

Begin forwarded message:

From: Madassar Munir <mmunir112@yahoo.com>

Date: August 14, 2025 at 10:54:12 PM EDT

To: Charles Patricelli <cpatricelli@watervlietny.gov>

Subject: DRI

ATTENTION: This email came from an external source. Please do not open attachments or click on links from unknown senders or unexpected emails.

Market Analysis

- Community Demand:** Watervliet currently lacks sufficient dining options for both lunch and dinner crowds, particularly with a focus on casual dining and sports viewing. Our expansion would fill this gap, attracting families, local workers, and school groups.
- Target Audience:** Our primary demographic includes local residents, students, and families. With the proposed sports bar concept, we also aim to attract sports enthusiasts and young adults looking for a casual place to unwind.

Expansion Details

3. **Interior and Exterior Renovations:** The proposed budget will allow for comprehensive renovations. We plan to create an inviting atmosphere with comfortable seating, sports-themed decor, and efficient kitchen layout to enhance service speed and quality.
4. **Menu Expansion:** In addition to our current offerings, the expanded menu will include a variety of appetizers, craft beers, and specialty drinks. We will also explore seasonal and local ingredients to create limited-time offerings that encourage repeat visits.
5. **Dine-In and Bar Services:** With the introduction of dine-in service, we will prioritize customer experience with attentive service, a welcoming ambiance, and special promotions for events such as sports games and holidays.

Financial Projections

6. **Revenue Growth:** By increasing our seating capacity and introducing a full bar, we anticipate a significant boost in revenue. The sports bar atmosphere is expected to draw in a new clientele, particularly during game days.
7. **Cost Management:** We will implement efficient operational strategies to manage costs, including training staff to provide exceptional service and utilizing technology for order management and inventory control.

Community Engagement

8. **Local Partnerships:** We plan to collaborate with local schools, sports teams, and community organizations for events, sponsorships, and promotions to build strong community ties.
9. **Feedback Mechanism:** Engaging our customers through surveys and feedback forms will help us refine our offerings and enhance customer satisfaction.

Long-Term Vision

10. **Sustainability Initiatives:** We aim to incorporate sustainable practices, such as sourcing ingredients locally and minimizing waste, aligning with growing consumer preferences for environmentally friendly businesses.
11. **Future Growth:** Depending on the success of the expansion, we will explore further opportunities for growth, such as catering services, food trucks, or additional locations in the region.

Conclusion

The expansion of 3 Brothers Pizzeria is not just a business opportunity; it represents a commitment to enhancing the dining landscape of Watervliet. By focusing on quality, community engagement, and a memorable dining experience, we believe that this venture will significantly contribute to both our business success and the local community.

Madassar Munir
Owner
3 Brothers Pizzeria
1615 Broadway Watervliet NY, 12189

Store 518-238-3448
Cell: 518-641-9051

CAUTION: This email originated from outside the LaBella organization. Do not click any links or open attachments, until verified. It is Best to be safe! and forward all questionable messages to "abuse" for evaluation.

Sent Via Email

August 31, 2024

Madassar Munir
3 Brothers
mmunir112@yahoo.com
518-641-9051 - Cell
518-238-3448 - Store

RE: Watervliet, NY – Proposed New Full Service Restaurant, Lounge, & Sports Bar at 1601 Broadway

Madassar:

We have prepared the below outline of proposed deal terms for your consideration of the current office administration building at 1601 Broadway. Please review and if you agree, please sign the bottom of this non-binding letter of intent where indicated and return a copy to our office so we can draft a lease agreement. Thank you

Landlord: DP Partners, LP

Tenant: 3Brothers Restaurant

Premises: 6,000 sf office building to be converted to a restaurant use at 1601 Broadway, Watervliet, NY 12189. Premises consists of two floors of 3,000 sf each. Please see plans enclosed.

Anticipated Possession Date: July 1, 2025 (the day after expiration of the Whitney Young Health administration building's lease term – possibly sooner).

Rent Commencement Date: Tenant's rent shall not commence until 180 days following the actual delivery date.

Initial Lease Term: Ten years from the Rent Commencement Date.

Base Rent Schedule:

Years 1 – 2	\$12.75 per sf, \$76,500.00 per year, \$6,375.00 per month
Year 3	\$13.75 per sf, \$82,500.00 per year, \$6,875.00 per month
Years 4 – 5	\$14.75 per sf, \$88,500.00 per year, \$7,375.00 per month
Years 6 – 7	\$15.75 per sf, \$94,500.00 per year, \$7,875.00 per month
Years 8 – 9	\$16.25 per sf, \$97,500.00 per year, \$8,125.00 per month
Year 10	\$16.58 per sf, \$99,500.00 per year, \$8,291.67 per month

Additional Rent (Base Year Tax Increases):

Starting in year 2 of the term, Tenant shall pay to the Landlord in monthly installments along with the Base Rent its proportionate share of increases over the base year in Landlord's costs for Common Area Maintenance, the Real Estate Taxes, and the property Insurance. In the Lease this will be referred to as "Additional Rent" and will be reconciled annually to bring estimates in line with actuals. The base year being the first year of the lease will mean any Additional Rent should be minimal and incremental.

Tenant's Renewal Option:

Tenant shall have two (2) consecutive five (5) year Tenant renewal options following the expiration of the initial term which Tenant can exercise by providing Landlord with not less than twelve (12) month's prior written notice of Tenant's intent to renew the lease. The base rent payable during Tenant's renewal option shall increase onetime by 10% at the beginning of each renewal option.

Landlord's Work and Responsibilities:

Landlord to deliver the Premises in as is, where is condition. Landlord responsible for the roof and structure and shall cause the common areas to be maintained.

Tenant's Responsibilities:

Tenant shall be exclusively responsible for all costs of demolition, construction, or fit up and furnishings and for all Furniture Fixtures and Equipment for the restaurant, lounge, bar, or amenities in the Premises.

Tenant shall be responsible for maintenance and repairs to the HVAC systems which exclusively serve the Premises. Tenant shall keep a preventative maintenance agreement with a HVAC contractor to service the systems at least twice per year.

Tenant shall be responsible to install its sign on the façade of the building and on the pylon signs per municipal codes and at its sole cost and expense. Tenant to submit its proposed sign to Landlord for its approval which shall not be unreasonably withheld. Tenant shall be responsible for any fit up above the existing conditions, including any plans or permits related to its work or any equipment required to operate its business at the Premises.

Security Deposit:

Tenant shall deposit with Landlord upon execution of a lease a sum equal to One month's Base Rent.

Non-Binding: This letter is not a binding agreement and is intended as a mutual expression of Landlord and Tenant to negotiate in good faith with the intent of entering into a mutually satisfactory, written lease agreement. Landlord's obligation to lease the Premises to Tenant and Tenant's obligation to lease the Premises from Landlord are expressly conditioned upon the Landlord and Tenant entering into a mutually satisfactory written lease agreement (the "Lease"). Upon your agreement to the above terms, Landlord will prepare a draft of the Lease for review by Tenant. Until the Lease is fully executed between Landlord and Tenant, Landlord is not prohibited from showing the premises to another

prospective tenant or leasing the premises to such other tenant willing to enter into a definite written Lease agreement.

Please acknowledge your acceptance and approval of this letter by signing your name in the space provided below and returning a signed copy to my office.

Sincerely,

SCHUYLER COMPANIES

Eric Larner

Agreed To: _____ Date: _____

Madassar Munir
CEO - 3Brothers Restaurant
Authorized Representative

Accepted By: _____ Date: _____

DP Partners, LP
Authorized Representative