

December 1, 2025

Albany County Legislature  
112 State Street Albany, NY 12207

Dear Christopher Conway,

The Advance Albany County Alliance (the “Alliance”), Albany County’s Local Development Corporation, hereby submits this formal offer to acquire the property located at **329 Broadway, Watervliet, NY** (Tax Lot #44.58-2-29), currently owned by Albany County, via transfer for redevelopment and return to the tax rolls.

### **Statement of Interest**

Pursuant to our mission to advance economic growth opportunities throughout Albany County, the Alliance reviewed the County’s inventory of surplus properties. With the support of the City of Watervliet, we identified the former GAR boat builder site at 329 Broadway as a strategic opportunity for environmental remediation and value-added redevelopment that could build up to 10 new townhouses in a timely fashion that directly addresses the City and County’s housing shortage. New construction of this type increases taxable value, supports local employment during design and build phases, and introduces new residents who will contribute to Watervliet’s and the County’s growth.

### **Intended Use and Development Plans**

The proposed redevelopment aligns with the Alliance’s and the County’s shared economic development strategy, which prioritizes:

- Expansion of housing stock targeting young families and first-time homebuyers.

The site, now owned by Albany County, has generated neither tax revenue nor meaningful economic activity since the fire in 2016 that ended its industrial use. After the transfer of the property to the Advance Albany County Alliance, the property appraisal and environmental evaluation will establish a clear and responsible path toward reuse. Once this due diligence, including the 90 day holding period, has been observed, the Alliance and the City of Watervliet intend to sell the property to an experienced housing developer capable of constructing this group of townhouses, the first in 20 years in the area. The Alliance will promote the City’s neighborhood vision and applicable zoning regulations and follow the County’s process for discretionary conveyance for economic development purposes.

In addition, the Alliance and the City are coordinating redevelopment of the City-owned property across the street in a similar format, creating a cohesive cluster of new homes

rather than isolated infill. This renovation is a clear step forward in implementing the County's strategy to upgrade the region's aging housing stock.

### **Purchase Offer**

In recognition of the Alliance's role as the County's designated Local Development Corporation focused on business retention, job creation, and promotion of Albany County, we respectfully request **transfer of title at nominal cost (i.e., a \$1 purchase price)**. Upon transfer, the Alliance commits to helping return the property to productive use and the tax rolls in the shortest feasible timeframe.

We believe this nominal-cost transfer represents the highest and best use of the asset for the public interest, leveraging the Alliance's expertise and resources to maximize community benefit without imposing additional financial burden on County taxpayers.

We stand ready to discuss next steps, including execution of a mutually acceptable transfer agreement, and to address any questions the Legislature may have. Please contact the undersigned at 518-447-5602 or [cbesch@advancealbanycounty.com](mailto:cbesch@advancealbanycounty.com) to schedule a meeting or site visit at your convenience.

Thank you for your consideration.

Sincerely,

**Clayton Besch**

Program Manager

**Advance Albany County Alliance**

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