

Subject: New submission ALBANY Industrial & Commercial Property Revitalization

Date: Wednesday, June 28, 2023 at 10:51:41 PM Eastern Daylight Time

From: jnytko@govsol.org

To: jnytko@govsol.org

Applicant Information
Date of application
06/19/2023
Please select property owner type
Private
What is the name of the property owner
Power Beauty Unlimited LLC
Applicant contact name
Valrie Alexander
Applicant contact phone
(518) 290-7557
Applicant contact email
support@powerbeautyunlimited.com
Applicant contact address
325 Mountain Streer Albany, New York 12209 United States Map It
Property type
Commercial
Site Information
What is the name of the site?
Power Beauty Unlimited
What is the physical address of the site?
174 Henry Johnson Blvd. Albany, NY 12206 United States Map It
How is the site zoned
Multi use
What is the square footage of the site?
20'x40'
What is the assessed value of the site?
6,000

When was the site last assessed?

2020

Is the site located in a brownfield opportunity area or qualified census tracts?

Yes

If you selected "Yes" above, please provide additional information below

According to census tract map 174 Henry Johnson Blvd, Albany, New York, 12210 This address meets the criteria identified for a disadvantaged community.

Is the Site Located in a Disadvantaged Community?

Yes

If you selected "Yes" above, please provide additional information below

174 Henry Johnson Blvd, Albany, New York, 12210 This address meets the criteria identified for a disadvantaged community.

Project Information

Please identify from the below list how the ARPA funds will be utilized (select all that apply)

- Other

If you selected "Other" above, please provide additional information below

The requested funding will facilitate the construction of a vacant property located at 174 Henry Johnson Blvd in Albany, NY. The funds will be used to install a water line hook up, electricity hook up, lay the foundation, and construct the property. The installation of a water line hook up and electricity hook up will ensure that the property has access to essential utilities required for development. The laying of the foundation will provide a solid base for the construction of the property, ensuring its stability and durability. The property construction will encompass the building of a fully functional structure, complete with all necessary amenities and fixtures, including plumbing, electrical, and HVAC systems. The ARPA funds will be used to cover the costs associated with the installation of utilities, foundation laying, and property construction. These expenses include labor costs, materials, and equipment necessary for the completion of the project. Upon completion, the property will serve as a valuable asset to the community, providing a much-needed commercial use. The project will also generate employment opportunities and contribute to the growth and development of the local economy. In summary, the ARPA funds will be used to facilitate the construction of a property at 174 Henry Johnson Blvd, Albany, NY, by providing funding for water line hook up, electricity hook up, foundation laying, and property construction. The project will provide essential utilities, generate employment opportunities, and contribute to the growth and development of the local economy. In addition to the costs associated with the installation of utilities, foundation laying, and property construction, there are additional expenses related to the insulation, flooring, fixtures, and plumbing. The cost of insulation will include the materials and labor required to properly insulate the property. This will help to regulate the temperature inside the property, reducing energy costs and increasing energy efficiency. The cost of flooring will include the materials and labor required to install flooring throughout the property. This will provide a durable and aesthetically pleasing finish to the property, adding to its overall value. The cost of fixtures will include the materials and labor required to install fixtures throughout the property. This will include fixtures such as sinks, toilets, showers, and bathtubs, ensuring the property is fully functional. The cost of plumbing will include the materials and labor required to install plumbing throughout the property. This will include the installation of pipes, valves, and other necessary components to ensure the property has access to clean water and proper drainage. Overall, the cost of insulation, flooring, fixtures, and plumbing will depend on the specific materials and labor required for the project. However, these expenses are critical to the completion of the property and will contribute to its overall value and functionality. The ARPA funds will be used to cover the costs associated with these additional expenses, ensuring that the property is fully functional and equipped with all necessary amenities and fixtures.

Based on your selection(s) above about how the ARPA funds will be utilized, please provide amounts for each item selected.

- Construction of 20x20 commercial structure- \$15,467.20
- Foundation and waterline -\$ 34,398.00
- Landscaping-\$1000
- Flooring- \$3,000
- Plumbing -\$5,000
- Electricity contractor-\$8,000

Drywall/insulation-\$6000

Please identify the building category

- Vacant

Please describe current site conditions.

The property located at 174 Henry Johnson Blvd in Albany, NY is currently vacant. The property was previously home to a two-family house, which was demolished in 2019. Currently the land is vacant with blacktop and green space.

The vacant lot is approximately 0.07 acres in size, and it is zoned for residential and commercial use. The property is located in the Arbor Hill neighborhood, which is an urban residential and commercial area in the City of Albany.

As appropriate, you may attach images of the site to support the description of the conditions.

- [1A03488D-A7AC-458C-9E17-1461CD1BDD02.JPG](#)

In specific terms, describe the reuse strategy for the site including total project budget. Describe whether ARPA funds will lead to completion of site redevelopment or prepare the site for future redevelopment efforts. Attach any site plans or renderings.

Power Beauty Unlimited, located at 174 Henry Johnson Blvd in Albany NY, has developed a reuse strategy aimed at revitalizing the site and boosting economic activity in the community. The strategy involves using a budget of \$70,000 in ARPA funds to complete site development, utility hook-up, foundation work, building construction, landscaping, plumbing, installation of fixtures, furniture and other necessary components.

The redevelopment of this location is expected to have a significant impact on the community, creating numerous employment opportunities and spurring economic growth. By implementing this strategy, Power Beauty Unlimited seeks to leverage the potential of the site to attract new businesses, drive traffic from surrounding communities, and provide a boost to the local economy.

The development of this site will create new job opportunities in the medical industry including hair stylist, and cranial prosthesis specialist.

The revitalization of this location will also have a ripple effect on the local economy, as it is likely to attract new businesses and customers to the area. This could lead to increased foot traffic, higher sales tax revenues, and increased economic activity overall. Additionally, the improved appearance of the site is likely to improve property values in the surrounding area, benefiting both property owners and the community as a whole.

Overall, the reuse strategy developed by Power Beauty Unlimited has the potential to transform the site at 174 Henry Johnson Blvd into a vibrant center of economic activity, providing employment opportunities and boosting economic growth in the community.

Describe any past experience with similar projects (including location and outcome).

In 2020 I had the opportunity to invest in a vacant lot Albany County Land Bank. That experience has given me a deep understanding of the local real estate market and the challenges involved in re-purposing underutilized properties.

The property at 174 Henry Johnson Blvd was acquired by Power Beauty Unlimited through the Albany County Land Bank, which recognized the potential of the site to contribute to economic growth in the community. My plans to use the property to house a mobile hair and beauty business that would also serve as a pop-up retail location were well-suited to the goals of the Land Bank, which seeks to re-purpose properties in ways that benefit the community.

Unfortunately, the City of Albany's denial of permits for the use of the trailer as a business location has been a setback for my plans. However, I remains committed to finding a way to use the property to benefit the community and revitalize the surrounding area.

The fact that the property is current on taxes and has been maintained over the past four years is a testament to my commitment to the site's development. Despite the challenges posed by COVID-19 and declining economic conditions, I remain optimistic about the potential of the site to attract new businesses and create employment opportunities for the community.

Overall, My 15 years experience in the hair and beauty industry, familiarity with the local real estate market, and my commitment to community development makes myself well-suited to the task of developing 174 Henry Johnson Blvd

into a thriving center of economic activity. With the right support and resources, there is great potential for this site to become a valuable asset for the community and a catalyst for economic growth in the West Hill area.

As the developer of the property at 174 Henry Johnson Blvd, I have undertaken extensive research to ensure that my plans for a permanent commercial structure comply with all applicable regulations and zoning laws in the City of Albany. This has involved consulting with various experts and officials to ensure that the plans are not only feasible but also meet all necessary safety and environmental standards.

Overall, my goal is to create a commercial structure that not only meets the needs of the community but also contributes to its long-term health and prosperity. I believe that by working closely with local officials and experts, and by prioritizing sustainability and environmental responsibility, we can create a development that benefits everyone involved.

Describe how the proposed project will have a positive economic impact on the local community and/or County. To the greatest degree possible please quantify investment, job creation and any other benefits.

The commercial construction project for Power Beauty Unlimited to have a brick and mortar location at 174 Henry Johnson Blvd in Albany's West Hill neighborhood will have a positive impact on the community in several ways, particularly in the medical and custom wig business.

Firstly, the development of the site will provide much-needed services to medical hair loss patients, particularly in the Black community where access to natural-looking cranial prosthetics (medical wigs) is limited. By offering custom wigs, Power Beauty Unlimited will be able to cater to the unique needs of the African American diaspora and provide a valuable service to the community.

Secondly, the development of the site will contribute to the revitalization of Henry Johnson Blvd, which is named after Sergeant Henry Johnson, a World War I hero who fought for the rights of Black soldiers. The area has the potential to become a vital financial area for the city of Albany, increasing tax revenue for the city and county, and giving local residents access to more consumer goods and services.

The commercial construction project for Power Beauty Unlimited at 174 Henry Johnson Blvd in Albany's West Hill neighborhood will have a positive impact on the community by providing much-needed services to medical hair loss patients, contributing to the revitalization of the area, and creating job opportunities for local residents.

Power Beauty Unlimited's involvement with several non-profit organizations and their plans to give back to the community through various initiatives will have a significant positive impact on the community, particularly for medical hair loss patients.

By donating wigs and offering free consultations and information sessions on how hair loss affects daily lives and mental health, Power Beauty Unlimited will be able to provide valuable support to medical hair loss patients in the community. This will not only benefit those who are directly affected by hair loss but also their families and loved ones.

Moreover, by volunteering and offering a mentorship program for persons interested in helping medical hair loss clients with educational classes, Power Beauty Unlimited will be able to create a network of support for medical hair loss patients in the community. This will not only benefit the patients but also the community at large, as it will create a sense of unity and support for those who are dealing with hair loss.

Thankfully, Power Beauty Unlimited's commitment to giving back to the community through various initiatives will have a positive impact on the community, particularly for medical hair loss patients. Their efforts will help to create a more supportive and inclusive community that is focused on helping those in need.

As mentioned earlier, the development of the site at 174 Henry Johnson Blvd for Power Beauty Unlimited's brick and mortar location will create job opportunities for local residents, providing economic benefits to the community.

During the construction phase of the project, skilled labor will be required, and this will provide employment opportunities for individuals with construction-related skills. Once the construction is completed, Power Beauty Unlimited will open its brick and mortar location, which will require staff to operate the business. This will create additional employment opportunities for individuals in the community.

Furthermore, as Power Beauty Unlimited plans to give back to the community through various initiatives, such as volunteering and mentoring programs, they may also create additional employment opportunities in the future. For example, they may hire individuals to help with organizing and running these programs, which will provide more employment opportunities for individuals in the community.

Finally, the development of the site project for Power Beauty Unlimited at 174 Henry Johnson Blvd in Albany's West

Hill neighborhood will create job opportunities for local residents, providing economic benefits to the community. The construction project itself will require skilled labor, and the operation of Power Beauty Unlimited's brick and mortar location will create additional employment opportunities.

What is the proposed project start date?

The projected start date for this project will begin 9/1/2023

What is the anticipated date of completion?

The projected completion date for this project will be 2/2024

Describe status of permits, zoning or other regulatory requirements?

The current status of permits, zoning and regulatory requirement for the site located at 174 Henry Johnson Blvd. Albany NY are pending and contingent on funding. I completed extensive research and have knowledge of what is required to be in compliance with all laws and regulations.

For the specific location of 174 Henry Johnson Blvd in Albany, NY, the following requirements apply:

1. Property Acquisition: Property was acquired in 10/7/2020 through Albany Land Bank

1. Building Permit: A building permit will be acquired by the selected contractor from the City of Albany's Department of Buildings and Regulatory Compliance. The permit application will have detailed plans and specifications for the structure, including the foundation, framing, roofing, and electrical and plumbing systems. Expected date of application 9/2023

2. Foundation Permit: A foundation permit will be required to ensure that the proposed foundation meets all building codes and safety regulations. The permit application will require detailed plans and specifications for the foundation, including the type of foundation, the depth of the footings, and the materials to be used. Expected date of application 8/2023

3. Utility Hookups: Utility hookups for water, sewer, and electricity require permits from the local utility companies. The permits will be acquired by the selected contractor and ensure proposed hookups meet all safety and environmental regulations. Expected date of application 8/2023

4. Zoning and Land Use: Research for zoning and land use regulations have been established and the project will be in compliance to ensure that the proposed structure is in compliance with local laws and regulations. The property is located in the Central Business District (CBD) zoning district, which allows for a variety of commercial and residential uses. Date of completion 10/7/2020

As appropriate, please provide key project milestones inclusive of the anticipated timelines and descriptions

Milestone	Anticipated Timeline	Task Description
Property acquisition	10/7/2020	Property was officially acquired by Power Beauty Unlimited
Zoning and Land use established	11/7/2020	Approvals have been obtained for the intended use of property
Foundation permits	9/2023	The start of construction on the property's foundation, with necessary permits obtained by the contractor
Foundation construction completed	10/2023	Construction will be completed and be dependent on delays and unforeseen issues that may arise
Waterline hookup permits	9/2023	Necessary permits will be obtained for opening waterline
Waterline construction completed	10/2023	Waterline opening will be completed and will be determined on unforeseen issues that may arise

Building permits	9/2023	Application, plans, approval will be obtained and completed by contractor
Construction of structure completed	11/2023	completed structure will be erected and completed including electrical,an plumbing
Interior completion	01/2024	The interior of structure will include flooring, insulation, drywall, appliance hookup and other interior design that is anticipated
Grand Opening	2/21/2024	Property will be open for business

Explain why ARPA funds are needed to complete the project. Would improvements be made without ARPA assistance or assistance to a lesser degree?

This project has the potential to be a valuable addition to the community, but without assistance from ARPA, I may not have the means to complete the project. Access to funding is crucial for any construction project, and this is especially true for small businesses like Power Beauty Unlimited. It has been a challenge to recover from the economic effects from Covid-19 which have contributed to limited personal contribution to complete the proposed project.

Without the necessary funding, I may be forced to abandon the project entirely, which would be a great loss for the community. Power Beauty Unlimited wig boutique would not only provide a much-needed service to the area, but it would also create jobs and stimulate economic growth.

It is clear that I have the determination and passion to see my vision come to life. My commitment to the project is evident in my tireless efforts to secure funding and navigate the complex regulatory landscape. However, limited access to funding puts the entire project at risk.

ARPA assistance would provide the necessary funding to ensure that the project can be completed as planned. This funding would allow hiring of the necessary contractors, purchase the needed materials, and complete the necessary permits and inspections.

In conclusion, the Power Beauty Unlimited Wig boutique has the potential to be a valuable contribution to the community, but without ARPA assistance, the project may not be possible. With the necessary funding, and her team have the determination and drive to see the project through to completion. Investing in this project will not only create jobs and stimulate the local economy, but it will also provide a much-needed service to the community.

Please Identify the amount of funding requested by category below.

Other

81,365.20

I certify that, if awarded, ARPA funding will not displace any other project funding

Yes

Who will be performing the related work on the site?

Contractors
Self

At the top of this page is a downloadable project budget. Please download the budget form and upload it here.

- [NH-BF-Budget-1-1.docx](#)

Risk Assessment

Has the applicant adopted and/or implemented policies relating to: records retention, conflict of interest, code of ethics, and/or nondiscrimination policies?

Yes

If "Yes" above, please specify which types of policies have been adopted.

Myself and Power Beauty Unlimited are committed to complying with the record retention requirements of the American Rescue Plan Act (ARPA) funding. In order to ensure compliance, the organization has established a comprehensive record retention policy that outlines the procedures for the retention, storage, and disposal of records related to ARPA funding. We will implement a digital record keeping system specifically for the proposed project to facilitate the retention, storage, and retrieval of records related to ARPA funding. The system is secure and only authorized personnel have access to it. The policy outlines the following procedures for record retention: 1. Retention Schedule - The organization has established a retention schedule that outlines the length of time that records related to ARPA funding will be retained. The retention schedule is based on federal and state regulations and best practices in the industry. 2. Record Storage - All records related to ARPA funding are stored in a secure digital system. The system is regularly backed up to ensure that records are not lost due to technical failures. 3. Access Controls - Access to the digital record keeping system is limited to authorized personnel only. The system is password protected and access is granted on a need-to-know basis. 4. Disposal Procedures - Records related to ARPA funding are disposed of in accordance with the retention schedule. The organization has established procedures for the secure disposal of records, which may include shredding or deleting digital files. 5. Record Preservation - The organization recognizes the importance of preserving records related to ARPA funding for historical purposes. The organization has established procedures for the transfer of records to an appropriate archival repository if required. 6. Record Audits - The organization conducts regular audits of its record keeping system to ensure compliance with the ARPA funding record retention requirements. Any discrepancies or violations are promptly addressed. In summary, Power Beauty Unlimited has established a comprehensive record retention policy to comply with the ARPA funding record retention requirements. The organization has implemented a digital record keeping system to ensure the secure retention, storage, and retrieval of records related to ARPA funding. The policy outlines procedures for the retention, storage, disposal, preservation, and auditing of records, and ensures that the organization is in compliance with federal and state regulations.

Is the applicant properly licensed or certified by a recognized source?

Yes

If "Yes" above, please include additional information below.

Licensed by NYS cosmetology Board, Certified and registered NPPES NPI Registry, Certified by AWA as a wig designer.

Does the applicant possess a financial or project management system ?

Yes

If "Yes" above, please provide details below relating to the financial/project management system and how this will assist in tracking the proposed project.

Power Beauty Unlimited has implemented a financial and project management system to assist in tracking the proposed project of redeveloping 174 Henry Johnson Blvd with the funds secured by the ARPA grant. The system is designed to provide a comprehensive view of the project's financial status, progress, and performance, and to ensure that the project is completed on time, within budget, and with the expected outcomes.

The financial and project management system includes the following components:

1. Budgeting and Forecasting - The organization will developed a detailed budget for the project, which includes all costs associated with the redevelopment of 174 Henry Johnson Blvd. The budget is regularly reviewed and updated to ensure that it remains accurate and up-to-date. The system also includes forecasting capabilities to help project managers anticipate future expenses and revenue.

2. Expense Tracking - The system allows for the tracking of all project-related expenses, including labor costs, materials, and other expenses. This ensures that the project stays within budget and that all expenses are properly accounted for.

3. Time Tracking - The system includes time tracking functionality, which allows project managers to track the time spent on specific tasks and activities. This helps to ensure that the project stays on schedule and that resources are efficiently allocated.

4. Reporting and Analytics - The system provides real-time reporting and analytics capabilities, which allow project managers to monitor the project's progress and performance. Reports can be customized to show key metrics such

as budget vs. actuals, project milestones, and resource utilization.

5. Collaboration and Communication - The system includes collaboration and communication tools that allow project team members to work together more efficiently. This includes features such as document sharing, task management, and messaging.

6. Risk Management - The system also includes risk management tools, which help project managers to identify and mitigate potential risks that could impact the project's success. This includes features such as risk assessments, risk mitigation plans, and contingency planning.

In summary, Power Beauty Unlimited will ensure an effective and comprehensive financial and project management system to assist in tracking the proposed project of redeveloping 174 Henry Johnson Blvd with the funds secured by the ARPA grant. The system includes budgeting and forecasting, expense and time tracking, reporting and analytics, collaboration and communication, and risk management tools. This ensures that the project is completed on time, within budget, and with the expected outcomes, while also providing transparency and accountability to stakeholders.

If applicable, has there been any change in the applicant's key staffing positions in the last 2 years?

No

Has the applicant previously received Federal aid (i.e. Is the entity experienced in managing Federal funds)?

No

The County is careful about identifying and avoiding conflicts of interest, especially with grants awarded through the County. A conflict of interest arises when a person's self-interest and professional interest or public interest intersect. In this situation, there is the potential for biased professional judgment and lack of objectivity which creates a serious conflict when one of the interests can benefit financially or personally from actions or decisions made in the official capacity. A conflict of interest exists whether or not decisions are affected by a personal interest; there only needs to be the possibility of bias for a conflict. If your organization knows of a possible conflict of interest with your application for funds please disclose that information here. Otherwise write "None."

None

Certifications

US Treasury Reporting & Compliance Acknowledgment 1

- I Have Been Provided a Copy and Understand the U.S. Treasury's Compliance and Reporting Guidance for State and Local Fiscal Recovery Funds (see link or PDF included at the top of page)

US Treasury Reporting & Compliance Acknowledgment 2

- Should the County Allocate ARPA Funds, I am Able to and Pledge to Adhere to ALL Compliance and Reporting Requirements of the U.S. Treasury as it relates to any State and Local Fiscal Recovery Funds

US Treasury Reporting & Compliance Acknowledgment 3

- I Understand the County Will Contact me if/when Additional Information is Needed and that Information will be Promptly Provided to the County to Support Reporting Requirements

US Treasury Reporting & Compliance Acknowledgment 4

- If for Any Reason I am Unable to Comply with the U.S. Treasury's Compliance and Reporting Requirements I will Immediately Notify the County in writing by email or letter

US Treasury Reporting & Compliance Acknowledgment 5

- All Information Submitted in this Application is True & Accurate

Electronic Signature Agreement

I agree

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Type Name Below

Valrie Alexander