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M. DAVID REILLY, JR.
COMMISSIONER

ALEXANDER G. DOTT
DEPUTY COMMISSIONER

April 29th, 2026

Honorable Joanne Cunningham, Chairwoman
Albany County Legislature
112 State Street, 7th Floor
Albany, New York 12207

Dear Chairwoman Cunningham,

The Department of Management and Budget requests to enter contract with the Advance Albany County Alliance regarding the ongoing development of the former McDonald's building at 106 S. Pearl Street.

The former McDonald's site will be transformed into a modern, centralized intercity bus terminal through a Design-Build project. Serving regional bus carriers such as Greyhound, Adirondack Trailways, and Peter Pan Bus Lines, the facility will provide enhanced passenger amenities and improved connectivity to Capital District Transportation Authority routes, while helping to revitalize a key gateway to downtown Albany. This project will be incorporated into Governor Kathy Hochul's recently announced Downtown Albany Strategy as part of the \$200 million downtown revitalization initiative. The facility will feature a climate-controlled passenger waiting area, ADA-compliant restrooms and entryways, ticketing counters and self-service kiosks, a public safety/ law enforcement office, secure luggage and driver facilities, dedicated bus bays and loading zones, opportunities for retail use, and exterior site improvements including upgraded lighting, landscaping, and enhanced pedestrian safety measures. In addition to improving the travel experience, the project is expected to deliver meaningful benefits to the surrounding neighborhood by activating an underutilized site, increasing foot traffic to support local businesses, enhancing public safety through increased presence and infrastructure, improving streetscape aesthetics, and strengthening overall connectivity between downtown Albany and the broader Capital Region. The Alliance will host two community meetings to incorporate public input into the design phase.

If you have any questions about this request, please do not hesitate to contact me.

Sincerely,

M. David Reilly, Jr.
Commissioner

cc: Hon. Dennis Feeney, Majority Leader
Hon. Frank A. Mauriello, Minority Leader
Rebekah Kennedy, Majority Counsel
James Curran, Minority Counsel