

**Subject:** New submission ALBANY Industrial & Commercial Property Revitalization  
**Date:** Friday, June 30, 2023 at 4:12:27 PM Eastern Daylight Time  
**From:** jnytko@govsol.org  
**To:** jnytko@govsol.org

|                                                                                |
|--------------------------------------------------------------------------------|
| <b>Applicant Information</b>                                                   |
| <b>Date of application</b>                                                     |
| 06/30/2023                                                                     |
| <b>Please select property owner type</b>                                       |
| Nonprofit                                                                      |
| <b>What is the name of the property owner</b>                                  |
| Grand Street Community Arts, Inc.                                              |
| <b>Applicant contact name</b>                                                  |
| Ta-Sean Murdock                                                                |
| <b>Applicant contact phone</b>                                                 |
| (518) 360-9228                                                                 |
| <b>Applicant contact email</b>                                                 |
| <a href="mailto:tasean@grandarts.org">tasean@grandarts.org</a>                 |
| <b>Applicant contact address</b>                                               |
| 148 Central Ave<br>Albany, NY 12206<br>United States<br><a href="#">Map It</a> |
| <b>Property type</b>                                                           |
| Other                                                                          |
| <b>If "Other" above, please specify below.</b>                                 |
| 534 Social organization/Non P Educ 25120/501(c)(3) Not for Profit              |
| <b>Site Information</b>                                                        |
| <b>What is the name of the site?</b>                                           |
| Grand Street Community Arts, Inc.                                              |
| <b>What is the physical address of the site?</b>                               |
| 68 Grand Street<br>Albany, NY 12202<br>United States<br><a href="#">Map It</a> |
| <b>How is the site zoned</b>                                                   |
| Mixed Use, Neighborhood Center, Historic District                              |
| <b>What is the square footage of the site?</b>                                 |
| 7,900                                                                          |

**What is the assessed value of the site?**

495,200

**When was the site last assessed?**

2023

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

Yes

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

None

**Is the Site Located in a Disadvantaged Community?**

Yes

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

South End Community of Albany, NY

### **Project Information**

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

- Renovations
- Demolition or Deconstruction
- Other

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

Excavation/Grading; Professional Services/Consultants (Architect); Engineering; Fees - survey; Legal Costs; Closing Costs; Contingencies

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

Renovations: \$363,818

Demolition or Deconstruction \$27,000

Other

Excavation/Grading. \$22,000

Professional Services/Consultants (Architect) \$53,000

Engineering \$12,000

Fees - Survey \$3,000

Legal Costs \$3,500

Closing Costs \$2,700

Contingencies \$10,000

**Please identify the building category**

- Blighted

**Please describe current site conditions.**

The Grand Street Community Arts' building at 68 Grand Street, Albany, NY, is the former St. Anthony's Church which was built in 1908. It was used and loved for over 60 years until the building of the Empire State Plaza when its parishioners were relocated, and the building was de-sanctified. Thereafter, it was for short periods used as a theater, by an Italian historic organization and then just before our organization obtained it, it was a warehouse for storage by the church. It had a leaking roof, rotting wood and plaster, a dark basement filled the remains of a dining hall, and the sanctuary filled with secondhand clothing and furniture and refuse. However, the building was still breathing and it turned out to have good bones created by skilled and caring artisans and laborers.

Although still structurally solid (as determined by way of a NYSCA grant), its current condition leaves it significantly

underused which means there is little activity in and out of the building. That underuse leaves the corner of Madison and Grand without the activity that our programs and activities will generate when the Art Center is but back into full use. The corner and the neighborhood needs full-blown, robust community-oriented activity at GSCA and without it, the corner suffers because of it. Grand Street Community Arts has received a recent ARPA grant from the City of Albany to remedy most of what is needed on the interior basement floor, but what we're looking for is the ability to rehabilitate and renovate the sanctuary level, the large open area, so that the entire building can be brought into full use.

The building is a magnificent example of Italian Renaissance architecture and the skill of the builders and the quality of their work at this time needs to be supported to renew the life not only in this building but in the community that surrounds it. All the windows on the sanctuary level require extensive repair to permit ventilation and heating and cooling to function effectively. Right now, they can't even be closed properly so that during the winter, heat escapes making the space difficult and expensive to heat. Further, the 25-foot-high ceilings have no fans to bring any heat down making that level not functionally usable in the winter because of the difficulty of containing the heat generated by our furnace. And because of the high ceiling, and leaky windows, and lack of ceiling insulation, air conditioning would be equally difficult in that space as it currently exists.

The building needs extensive renovation to move itself into the economic realities of the 21st Century. The wooden flooring on the sanctuary level is the original flooring that was put down by craftsmen in approximately 1908. Prior to Grand Street Community Arts obtaining the building and performing stabilization work on it, there were significant building leaks that resulted in portions of the floor and an interior column being substantially damaged or destroyed. Those floors need to be repaired, as do a number of columns needing both the base and the crown to be restored. One column needs complete reconstruction.

The exterior of the building is masonry, and all the exterior walls need to be cleaned and repointed and protected from the weather and ambient pollution. An examination of the building will lead to easy observation of the extent of gaps between the stonework and the brickwork. Some of this may be considered as potentially serious in nature due to the threat of moisture infiltration and the freezing and thawing cycle in upstate New York.

The buildings front steps on the Grand Street side need to be historically rebuilt. We obtained a grant from the Preservation League of New York State, which allowed us to obtain a set of architectural drawings which will let a contractor perform the work and obtain and restore the required bluestone. The current existing status of those stairs is that we have covered them with a wooden stair overlay to make sure that the entry way into our building is safe. However, what is under those stairs is uneven and dilapidated. We have provided photographs of that for you in this application.

On the northern side of the building are what are referred to as "Philadelphia drains," which capture water coming off the massive slate roof, by way of an elaborate copper flashing system. It is in immediate need of repair. The interior drainage piping needs repaired and replace, then re-joined and rerouted and then run under the sidewalk to merge with the City's appropriate storm sewer system. The current drainage system is not longer effective after over 100-years. Additionally, the copper flashing system with captures the water from the slate roof on the Madison Avenue side, needs to be repaired and recoated to prevent rainwater from leaking into the building. To somebody looking at this Philadelphia drain system from the street, it may not appear to be a problem, but from the reality of operating the building and keeping it open to the public, it needs to be corrected.

All of the windows on the basement level of the building as well as some stain glass window in the building, need to be repaired, as well as being adequately secured. One of the small stained-glass windows in the front has been subject to multiple attempted break ins.

The electric wiring in the building has been brought up to code since GSCA obtained the building. However, there is magnificent interior lighting that is not fully functional because of the cost of the repair of such lighting fixtures.

While the City ARPA grant for our basement will create new properly functioning lighting system in the building's basement, both the exterior of the building and the lighting on the sanctuary level as well as the choir loft level need to be repaired, upgraded or replaced to be make them working, economical fixtures.

The building was an integral part of a lively community in its origins, and it has the location, beauty and stature to become that again if it's given enough renovation attention. It has the capability to markedly impact the corner of Grand Street and Madison Avenue and the South End as well. If brought to full use, it will be one of the prime movers in revitalizing the community in which it sits.

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

- [Broken-Steps-and-Broken-Stainglass.pdf](#)

**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.**

ARPA funds will lead to completion of the site's redevelopment. The redevelopment will significantly expand our ability to use the sanctuary level's size and spaces for the kinds of programs and events we have already begun and to begin new ventures based on our current capacities. We already have an FCC-approved community radio station with over 20 local participants creating programming some of which is currently being heard throughout the United States over the Pacifica Radio Affiliates airwaves. Additionally, we have youth programming in the form of our Bee the Change After-School program which is currently located off site at the Albany Leadership Academy, and we have our Breakfast with Grand St. program which feeds the community once a month and partners with the Honest Weight Coop in that endeavor. We have also coordinated with the County Health Department and the League of Women Voters to provide for voter registration and COVID vaccinations for those in need. In addition, we have been a venue at times for community events including the mayoral debate, neighborhood meetings, and meetings with City officials and the police. We intend to, among other things, expand our youth programming for the South End by our own programs and in collaboration with other organizations, we intend to create a media arts center making use of our radio station and we intend to expand what we broadcast on our radio station by recording events that occur in the sanctuary and throughout the County.

The current heating and cooling limitations of the sanctuary interior is a major deterrent to its greater use, as well as its lack of significant handicap access. Because of that our impact on the neighborhood, city, and County is not potentialized. We need the building to be appropriate for the type of community activities and programs that our community expects of us. When we are running robust programs, having children's theater, presenting concerts by local and well known artists, this building will engage people throughout the Capital Region, and will let them know not only about Grand Street Community Arts, Inc. but about what the County's local venues can provide.

The total project budget is \$497,018.00

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

A 2011 NYS Dormitory Authority Grant for repairing the building roof and creating a seasonal office space on the sanctuary level. We completed this project and did essential repairs to the roof and built the seasonal office space, which now is the studio for our community radio, 107.3 FM WCAA broadcasting since 2017.

A grant from the Preservation League of New York State allowed us to assess the feasibility of a disability ramp for the entrance of the building. We engaged Troy Architectural Project and completed the assessment aspect successfully. In the meantime, we got approval to construct a temporary wooden repair to the broken bluestone front steps.

In 2022, City of Albany awarded us an ARPA grant for \$200,000 to rehabilitate the ground floor basement level of the building into useable space for youth programming, for relocation of our radio station, for office space, expanded bathrooms, and flexible classroom space for a media arts center. We have applied for and obtained a permit of Phase One of work to be completed under the City ARPA grant and work on that aspect is in progress.

Since that ARPA City grant, we have received another grant of \$15,000 from the Community Foundation to install a wheelchair lift from the basement to the sanctuary.

**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.**

As noted above, our building, the former St. Anthony's Church, was the hub of the prior Italian community and it is uniquely placed to continue to be a community hub for current residents. It is a corner building on the eastern gateway to the City, is very visible to passing foot and street traffic, and it has wide sidewalks on both Madison & Grand. We have brought our radio station to the building, we have installed lighting in both entrances to the building, we have held monthly free breakfast to the neighborhood, we have brought registration initiatives and COVID clinics to the building, we have collaborated with food drives for the homeless and are in the process of changing the look and feel of that corner. With the renovation of the basement, that will only increase our impact and ability again and with a renovated sanctuary level, we will become a significant attractor of new activity and new traffic to the area.

The rehabilitation of the sanctuary level would enable us to increase the accessibility of the building to the neighborhood and beyond because (a) it will repair and restore the floors, columns, windows and walls from the hard wear they have experienced over the building's 100 + years of existence; (b) vastly improve the ability of the space to contain heat and cooling making it habitable during all seasons; and (c) all these repairs and others will make the sanctuary a fully functional space.

Since we were awarded our ARPA grant from the City of Albany, we have developed an ongoing after school program called Bee the Change which now operates out of Albany Leadership Academy but will move into the

basement of GSCA's building. when the basement renovation is complete. In addition, we just received a grant from the Bender Foundation to support this program for next year. This is just the sort of program we are proud to bring to the community as a regularly operating GSCA program for youth.

The increased functionality of that building will have a positive impact on what is now a difficult corner which it shares with an abandoned building, a liquor store and a small convenience store. The restored sanctuary space will exponentially increase our ability to provide programs and services as a community center. As a more useful building, Grand Street Community Arts can provide a safe place for youth, adults, a learning center, a place to train residents in media trades such as radio broadcasting and podcasting, and a place to collaborate with other organizations to provides services in our location.

And our increased use of the building will support other economic growth nearby in the neighborhood. There's at least four vital restaurants within a block of the corner on which our building sits: two are longstanding businesses, the Hill Street Café and Café Capriccio, and Suga Foot is a brand-new business with great potential, and another restaurant is on the way in the form of Hattie's which is currently undergoing renovation. To have our building able to fully house our radio studio, youth programs, community meetings, and art events year-round, just to mention a few possibilities, will bring in people to that corner and enliven the area for blocks around and draw people into the other attractions there.

Our building, fully in use, is a vital part of changing that corner and the surrounding area.

**What is the proposed project start date?**

Fall 2023

**What is the anticipated date of completion?**

Fall of 2024

**Describe status of permits, zoning or other regulatory requirements?**

We have obtained permits for the temporary repair of our front steps and are presently, as part of the City ARPA grant, applying for permits to repair the Madison Street windows and door. We have experience in working with permits, zoning and regulatory requirements regarding improvements to GSCA's building.

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

| Milestone                     | Anticipated Timeline               | Task Description                                                                                                                                                                              |
|-------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior work                 | From Month 1 to month 8 of project | Including roofs, flashing, drains, masonry, all ADA access and exiting, exgerior restoration, entry steps, railings, exterior window                                                          |
| Main Sanctuary reconstruction | From Month 2 to Month 8 of project | and restoration including columns, barrel ceilings, walls, floors, windows, interior doors, trim, plaster, painting                                                                           |
| Electrical, Mechanical & HVAC | From Month 3 to Month 6 of project | including all exterior and interior lighting and controls, exiting and safety lighting, new heating and air conditioning systems, roof and interior drains and supplies, data & communication |
| ADA bathroom reconstruction   | Month 3 to Month 4 of project      | including removals, reconstruction; floor, wall & ceiling finishes; fixtures, ADA accessories                                                                                                 |

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

This ARPA grant provides funds for projects specifically like the restoration of Grand Street Community Arts. We are a 501(c)(3) and we are dedicated to serving the community. An ARPA grant that is earmarked to take a facility which is structurally sound but suffering from generations of use, decades of abandonment, with some recent stabelization work is unique and no easily duplicated in either the private or public donors. We are grateful for this opportunity to submit this application.

**Please Identify the amount of funding requested by category below.**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Renovations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 363,818                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Demolition or Deconstruction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 27,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Other</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Excavation/Grading \$22,000; Professional Services/Consultants-(Architect \$53,000; Engineering \$12,000; Fees for Land survey \$3,000; Legal Costs \$3,500; Closing Costs \$2,700; contingencies \$10,000                                                                                                                                                                                                                                                                                        |
| <b>I certify that, if awarded, ARPA funding will not displace any other project funding</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Who will be performing the related work on the site?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Helping us prepare the scope of work for the project was the contractor Capital Development Corp. It is anticipated that we will be subject to standard ARPA bidding requirements and, because of that, a final contractor cannot be identified at this time.                                                                                                                                                                                                                                     |
| <b>At the top of this page is a downloadable project budget. Please download the budget form and upload it here.</b>                                                                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>• <a href="#">Budget.pdf</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Risk Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Has the applicant adopted and/or implemented policies relating to: records retention, conflict of interest, code of ethics, and/or nondiscrimination policies?</b>                                                                                                                                                                                                                                                                                                                             |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>If "Yes" above, please specify which types of policies have been adopted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| We have adopted policies regarding conflict of interest, code of ethics, and nondiscrimination policies.                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Is the applicant properly licensed or certified by a recognized source?</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Does the applicant possess a financial or project management system ?</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>If "Yes" above, please provide details below relating to the financial/project management system and how this will assist in tracking the proposed project.</b>                                                                                                                                                                                                                                                                                                                                |
| Because we are a small organization and largely volunteers, we have a small and efficient management system comprised of a yearly budget, an excel spread sheet that tracks expenses and deposits, and an ongoing profit and loss system. The City ARPA grant has a separate cell in the excel spreadsheet to make sure that expenses are tracked separately and should we receive this grant, we would set up the same control system for all expenditures of ARPA grant monies from the County. |
| <b>If applicable, has there been any change in the applicant's key staffing positions in the last 2 years?</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Has the applicant previously received Federal aid (i.e. Is the entity experienced in managing Federal funds)?</b>                                                                                                                                                                                                                                                                                                                                                                              |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>If "Yes" above, please provide additional details below.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Yes, we are the recipient of an ARPA grant from the City of Albany and we have established a financial system to track expenditures under that grant which we will apply here.                                                                                                                                                                                                                                                                                                                    |
| <b>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</b>                                                                                                                                                                                                                                                    |

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

Please use this space to upload any additional documents that you feel would support your applications (optional)

- [Proposed-Sanctuary-grant-scope-final.docx](#)

### 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

Ta-Sean Murdock