

# FUTURE PERMANENT HOME OF TROY CITY HALL

## COMMUNITY MEETING SCHEDULE

01

July 16, 2025 at 6:00PM  
Italian Community Center  
1450 5th Avenue, Troy, NY

02

July 23, 2025 at 6:00PM  
Lansingburgh Boys and Girls Club  
501 4th Avenue, Troy, NY

03

August 13, 2025 at 6:00PM  
Proctor's Theater - Open House  
82 4th Street, Troy, NY





# MAYOR'S WELCOME

## MOTIVATION & GOALS



LOCATION & PARKING



FINANCIAL



PRESERVATION



# LOCATION

- Centrally Located in the Downtown Troy Business Improvement District
- Enhanced Connection between North and South Troy
- Safe and Logical Bus Circulation
- Near (4) Major CDTA Stations Servicing a Variety of Routes
- Walkable to Numerous City of Troy and Rensselaer County Public Service Locations





# PARKING

- Ample Public Parking in the Fifth Avenue Parking Garage
- Covered Pedestrian Walkway from the Fifth Avenue Parking Garage to the Williams Street Entrance
- Accessible and Pedestrian Friendly Pathways to the Fourth Street Main Entrance and Williams Street Entrance

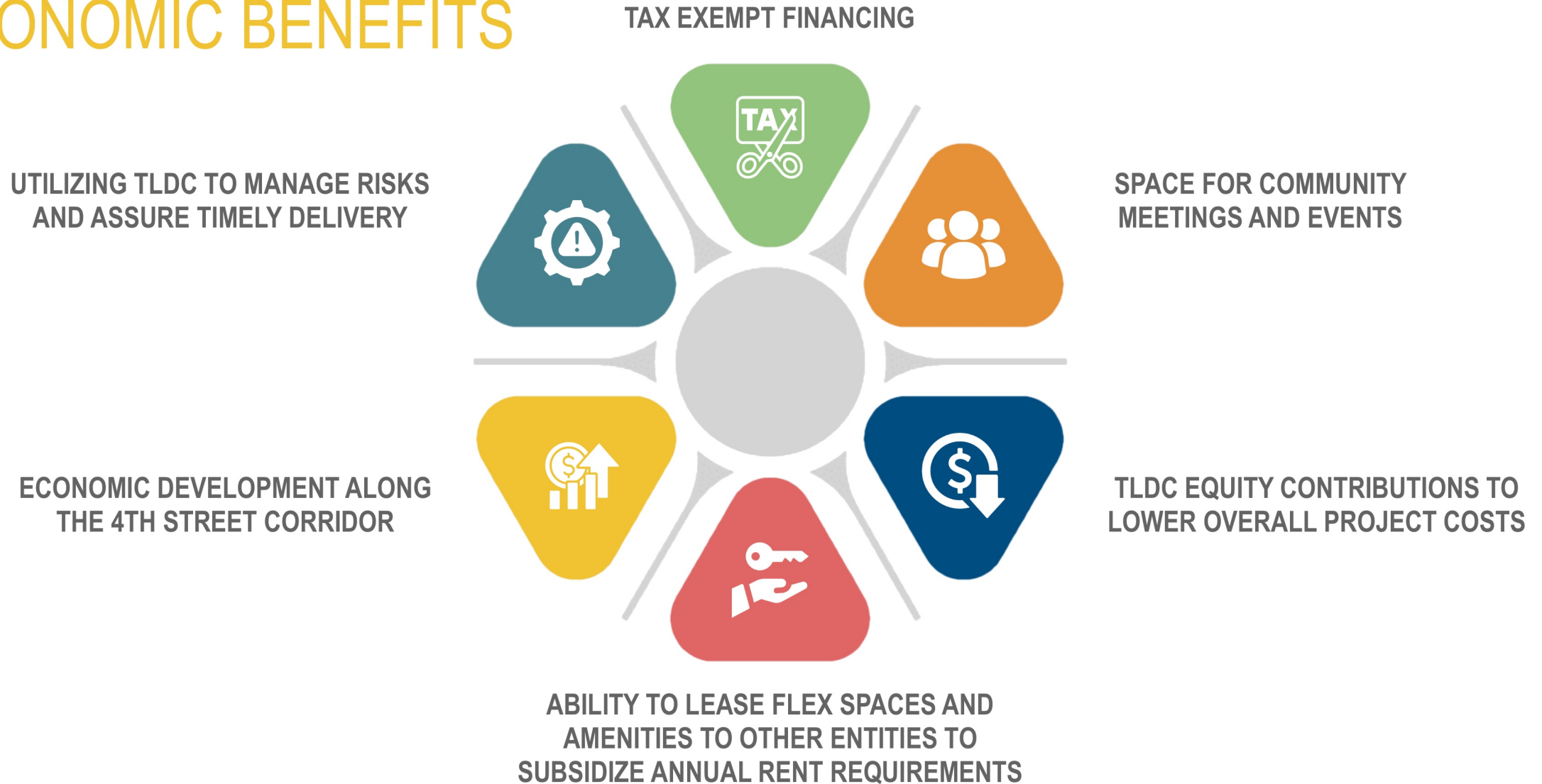
## CONCURRENT CITY PROJECTS

- Major Renovations to Williams Street between State Street and Broadway
- Repair and Restore the Fifth Avenue Parking Garage Elevator Functionality





# FINANCIAL ECONOMIC BENEFITS





# FINANCIAL ECONOMIC BENEFITS

COLUMBIA INVESTMENT TO DATE

**\$7M**

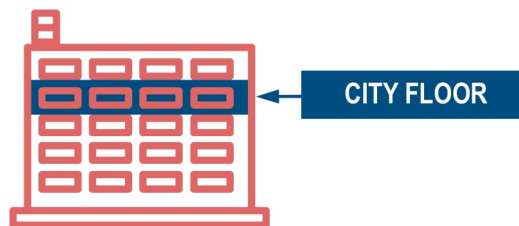
FUTURE CITY HALL  
Acquisition

**\$1.8M**

Estimated Renovation Costs

**\$8.6M**

## TOTAL ANNUAL RENT



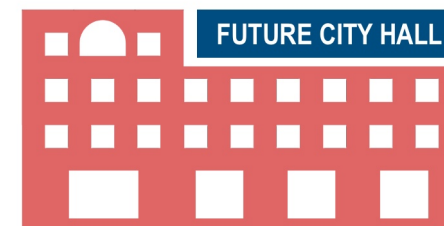
**\$761K**

EXISTING CITY FLOOR

3% Annual Escalator

Projected Rent to Double Over 20 Years

Year 1 Rent (2012) - \$362,892  
20% Increase over 13 Years

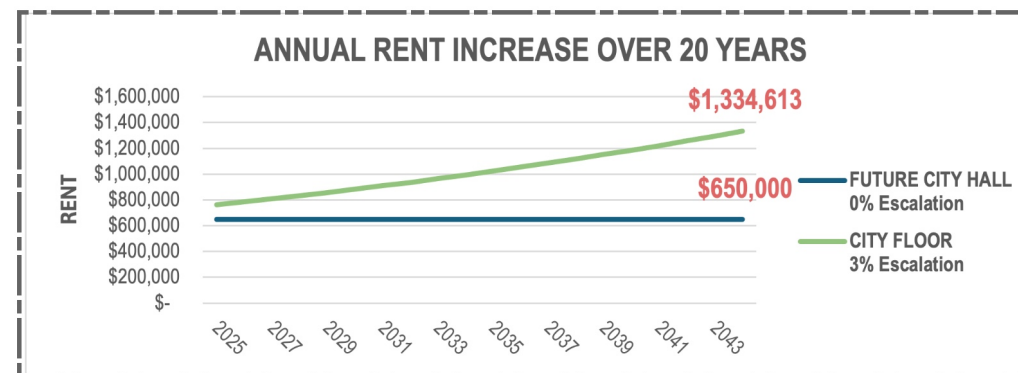


**\$650K ±**

FUTURE CITY HALL

0% Annual Escalator

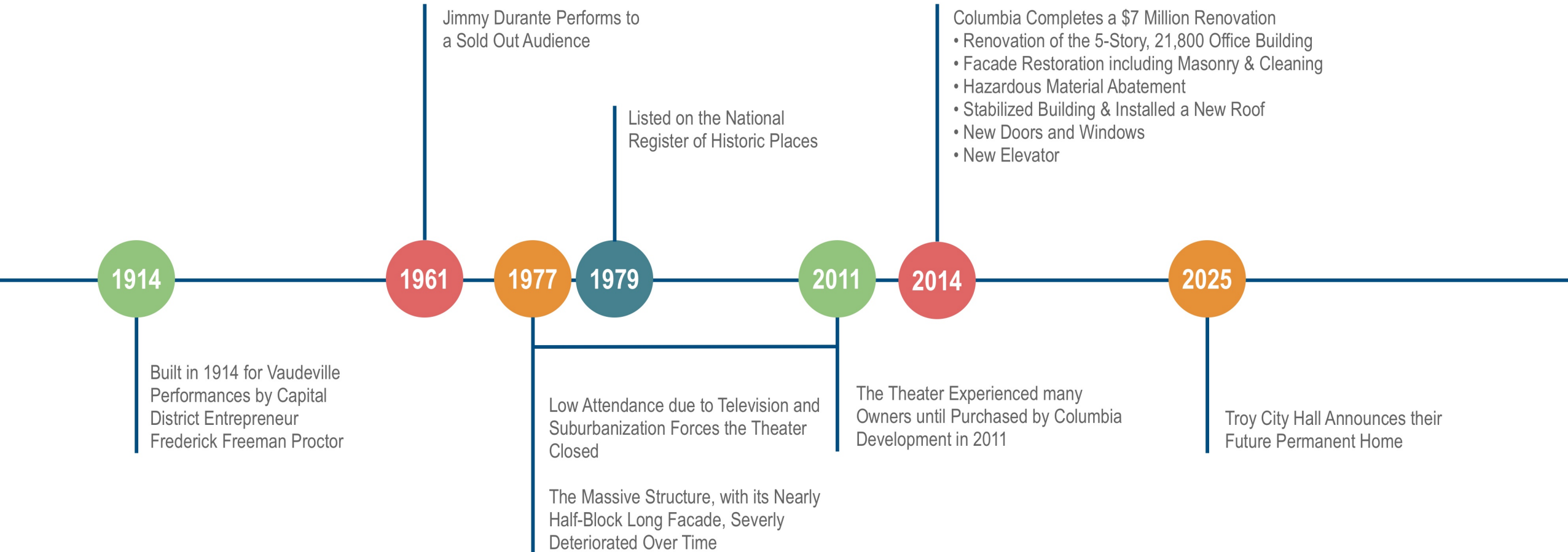
Ability to Lease Flex Spaces and Amenities  
to other Entities to Subsidize Annual  
Rent Requirements





# PROCTOR'S THEATER

## A BRIEF HISTORY





# OFFICE BUILDING

## BEFORE AND AFTER





# FACADE

BEFORE AND AFTER





# PRESERVATION

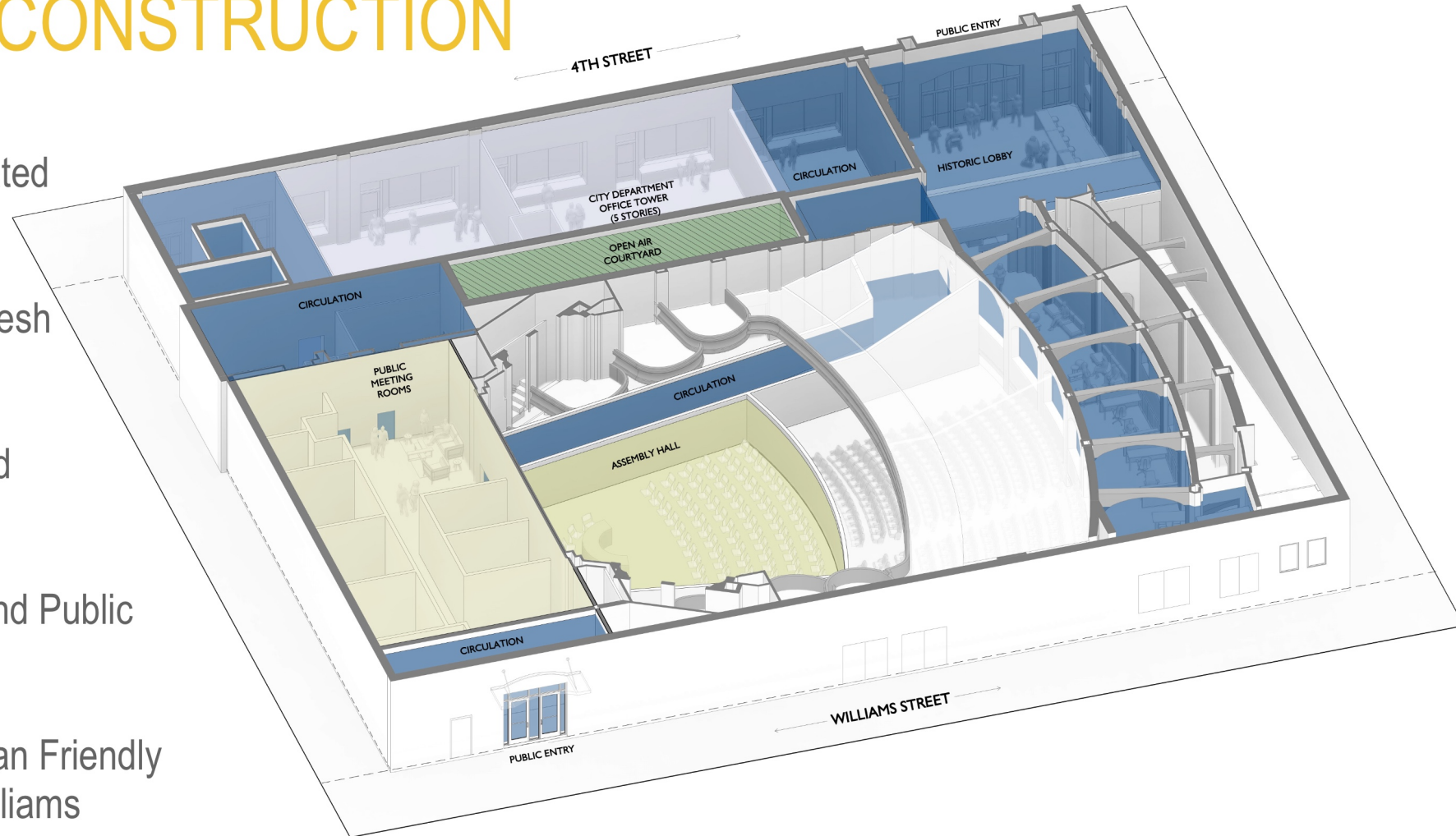
## EXISTING & NEW CONSTRUCTION

### EXISTING

- 5-Story, 21,800 SF Fully Renovated Office Space
- Office Space will Receive a Refresh

### NEW CONSTRUCTION

- Renovation of Historic Lobby and Theater Arcade
- Construction of Assembly Hall and Public Meeting Rooms
- Creation of Accessible, Pedestrian Friendly Circulation from 4th Street to Williams Street





# PRESERVATION

## FIRST FLOOR TEST FIT

CONCEPTUAL VIEW FROM  
OBSERVATION CAPSULE



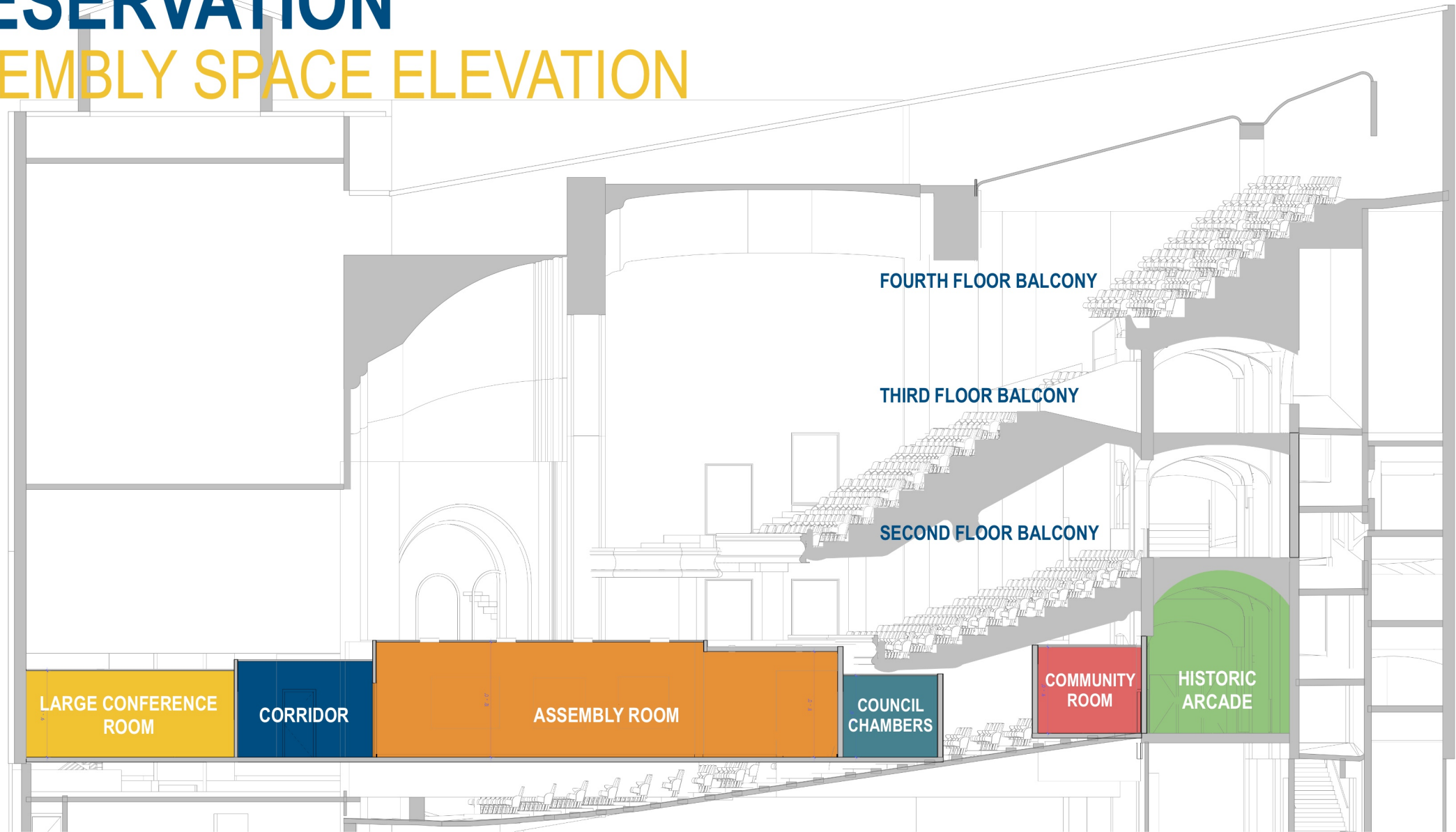
### Room Legend

- Assessors Office
- Building Circulation
- Building Utility
- City Clerk Office
- Coffee Shop
- Council Chambers
- Finance & Treasurers Office
- Vital Stats Office



# PRESERVATION

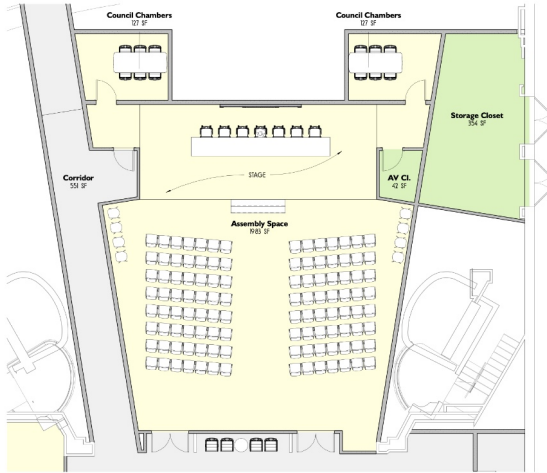
## ASSEMBLY SPACE ELEVATION





# PRESERVATION

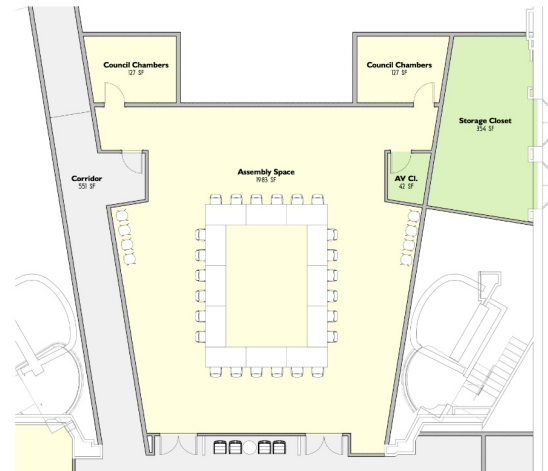
## CONCEPTUAL ASSEMBLY ROOM USES



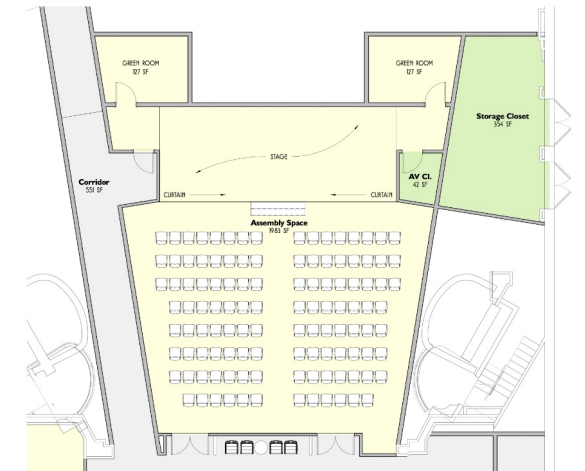
CITY COUNCIL MEETING



TRAINING ROOM



LARGE CONFERENCE ROOM



STAGE



# PRESERVATION

## CONCEPTUAL OFFICE REFRESH





# PRESERVATION

## CONCEPTUAL HISTORIC ARCADE RENOVATION





# PRESERVATION

CONCEPTUAL ASSEMBLY SPACE - CITY COUNCIL MEETING





# PRESERVATION

CONCEPTUAL ASSEMBLY SPACE - STAGE





