

1. 9:30 A.M. Board Of Managers Meeting

Agenda:

-

1. Approve a contract w/Albany Center Gallery for White St. pocket park mural

Documents:

[WHITEST.PDF](#)

REQUEST FOR AGENDA ITEM
Legislative Request / BOM Request

Legislative Request BOM Request

Date 3/9/2023
Department Building & Planning
Contact Person Joe Seman-Graves

PERPOSE FOR REQUEST:

Adoption of Resolution: _____
Adoption of Local Law: _____
Adoption of Ordinance: _____
Budget Amendment: _____
Bond Approval: _____
Contract Authorization:
Other (Briefly Explain)

Budget Amendment (State the following)

Increase Account/Line No. \$26,000

Decrease Account /Line No. _____

Source of Funds \$460,000 from NYS DEC & \$189,995 from National Grid for construction (with \$35,005 left on the National Grid Grant of \$225,000 for the installation of the mural)

CONTRACT AUTHORIZATION

Purchase Equipment/Supplies: _____
Lease Equipment/Supplies: _____
Professional Services (Construction):
Education/Training: _____
Settlement of Claim: _____

Grants:

New _____
Renewal _____
Submission Dead Line _____

Fiscal Impact in Dollars or Percentage

Federal 0

State _____

City of Cohoes _____

National Grid \$26,000

All back -up material has been submitted x

Explanation:

The city applied for and was awarded \$460,000 in funding by the New York State Department of Environmental Conservation through the 2021 Consolidated Funding Application (CFA) process for the implementation of the City's White Street and Pocket Park Streetscape Improvement project. This comes after an award of \$225,000 from National Grid for the project.

This phase of the White Street and Pocket Park project will result in the implementation of the previously funded streetscape design, which includes sidewalk replacement, street trees, and the addition of a Pocket Park fitted with bike racks, seating, seasonal plantings, and a mural, among other things.

An "Invitation to Bid" was approved to be issued by the BOM at their September 30th, 2022, meeting, and was published on October 17th, 2022. The four submitted bids were opened at 10am on Friday December 9, 2022, with Callanan Industries being the low bidder with a base bid of \$649,995, which includes a \$50,000 contingency fund. The mayor was authorized to execute a contract with Callanan by the Common Council in December of 2022.

At the same meeting, the Common Council granted further authorization to the Mayor to execute an MOU with the building owner at 20 White Street, paving the way for the installation of a vibrant mural on the Remsen Street face of the building, adjacent to the pocket park. Today, the council is being asked to approve a request to authorize the mayor to engage the services of the Albany Center Gallery for the following tasks related to the mural:

- Facilitate vetting and selection of artist for the project in collaboration with the City of Cohoes;
- Provide potential sketch design from artist;
- Coordinate communications and deadlines with artists as needed;
- Provide on-site support to artist during installation as needed; and
- Manage project from creation to completion.

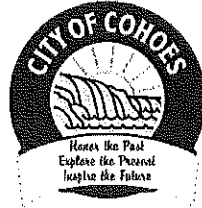
In 2021, the city collaborated with Albany Center Gallery on the Silliman Park Mural, which was executed within budget and deemed successful. The estimated cost of this new installation is \$26,000, which can be fully covered by the current grant funding for the project, even after factoring in the \$50,000 contingency fund for the construction component. Pending approval, Albany Center Gallery will conduct a community meeting in April to select an artist, with the final completion of the mural slated for September of this year at the latest.

Should you have any questions please do not hesitate to contact me by email Jseman-Graves@ci.cohoes.ny.us or phone at 518-233-2130.

Submitted by: Joe Seman-Graves date 3/9/2023

CITY OF COHOES OFFICE OF PLANNING

JOSEPH SEMAN-GRAVES
CITY PLANNER
jseman-graves@ci.cohoes.ny.us



PHONE: 518 233-2130
97 Mohawk Street
Cohoes, NY 12047

March 9th, 2023

Honorable William T. Keeler
Mayor of Cohoes
97 Mohawk Street
Cohoes, N.Y. 12047

Re: White Street Improvement Project MOU with Albany Center Gallery

Dear Mayor Keeler,

The city applied for and was awarded \$460,000 in funding by the New York State Department of Environmental Conservation through the 2021 Consolidated Funding Application (CFA) process for the implementation of the City's White Street and Pocket Park Streetscape Improvement project. This comes after an award of \$225,000 from National Grid for the project.

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Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Seman-Graves".

Joseph Seman-Graves
City Planner



February 22, 2023

Memorandum of Understanding

Between:
Albany Center Gallery
488 Broadway #107
Albany, NY 12207

And:
The City of Cohoes

Tony Iadicicco
Executive Director

Karina Wojnar
**Development &
Membership Manager**

Board of Directors

David Phaff
President

Rita Papandrea
Vice President

Kevin Dubner
Treasurer

James Carr
Secretary

Mia Barbera
Lisa Brown

Carlsbury Gonzalez
Tammi Groft

Jessica Hansen, MNA

William Harris, Esq.

Tina Lincer

Annette Nanes

Hazal Canisag Ozturk

Melanie Stevenson

Edward Ticson, M.A., M.F.A.

Leigh Wen

Director Emeriti

David Brickman

Joel Spiro, MD, *in memoriam*

Scope of Agreement:

This agreement outlines the responsibilities and procedures for the creation and installation of a mural on the Northeast facing exterior wall of 20 White Street, Cohoes, NY 12047.

Albany Center Gallery (ACG) will:

- Facilitate vetting and selection of artist for the project in collaboration with The City of Cohoes
- Provide potential sketch design from artist
- Coordinate communications and deadlines with artists as needed
- Provide on-site support to artist during installation as needed
- Manage project from creation to completion

The City of Cohoes will:

- Secure all necessary authorizations and permits needed for the project
- Facilitate building access for artists and ACG staff as needed.
- Provide payment to ACG for materials and creation of artwork.

Proposed Project Deadlines:

April – community meeting with Cohoes

April – artist selected

June – meeting to discuss artist's sketch design

July/August – mural installation

September – mural completion

Fee Agreement:

The City of Cohoes agrees to provide payment of \$26,000 towards the cost of materials, a stipend for the artist, and any administrative fees.

Signed:

FOLLOW US!

Facebook Albany Center Gallery

Instagram @AlbanyCenterGallery

Twitter @ACGallery

Tony Iadicicco, Albany Center Gallery

William Keeler, Mayor of The City of Cohoes

Please note that Albany Center Galleries, Inc. d/b/a Albany Center Gallery is a New York not-for-profit corporation and is an organization described in Section 501 (c) 3 of the Internal Revenue Code. No goods or services were provided to you in return for your contribution which is tax deductible to the extent permitted by law. Please retain this letter as proof of your gift.

MEMORANDUM OF UNDERSTANDING
By and Between The City of Cohoes
and Trinity Place & Ten Broeck Corporation

This Memorandum of Understanding ("MOU") is made and entered into on December 14th, 2022 by and between, The City of Cohoes ("The City") and Trinity Place & Ten Broeck Corporation the owner of the property located at 20 White Street, Cohoes, New York, 12047, and

WHEREAS, The City of Cohoes intends to undertake a certain project that will entail the redesign and upgrade White Street from Main Street to Mohawk Street ("Site") and develop a pocket park at the corner of White and Remsen Streets, hereinafter referred to as the "Project", which will, include 22 new trees, a flexible gathering space for public events, a bike rack and bike repair station, composting station, recycling station, and install artwork in the form of a mural to be painted on the Northeast facing exterior wall of 20 White Street; and

WHEREAS, The City is undertaking the Project with collaborative support from LaBella Associates, with funding commitments from the New York State Department of Environmental Conservation and National Grid; and

WHEREAS, in furtherance of the Project, and the overall enhancement of the Site, the parties hereto desire to set forth their preliminary understandings with respect to the Project, including the scope of improvements, certain access, and installation and maintenance rights.

A. PURPOSE

The purpose of this MOU is to summarize the current understandings of the parties with respect to the principal terms of the proposed implementation of the Project and to identify roles and responsibilities of each Party as they relate to the Project.

This MOU is effective as of the date of last signature to this MOU ("Effective Date").

B. SCOPE

Artwork & Lighting – The City will contract with an Artist to create and place at work on the Site as a component of the Project, which will consist of painting a mural on the Northeast facing exterior wall of 20 White Street. Catenary lighting will be attached to the Northeast facing exterior wall of 20 White Street with appropriate fasteners as specified by The City, subject to review and approval by Trinity Place & Ten Broeck Corporation . Lighting may be temporarily removed in the event that the owner needs access to work on building elements pending approval from The City in advance of the lighting be removed, with any costs associated with removal and re-installation to be undertaken at The City's expense. Trinity Place & Ten Broeck Corporation will make best efforts to leave any artwork or lighting installed on site for 10 years commencing from the date of installation thereof, or upon prior approval from the City in instances of the artwork's negative affect on the aesthetic or use of the Site, as may be the result of degradation of condition and/or damage to the artwork, which shall not be unreasonably withheld.

Responsibilities

- Utility work – Trinity Place & Ten Broeck Corporation hereto acknowledges and

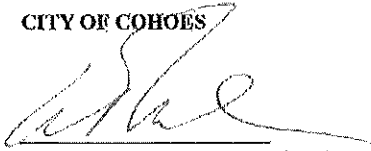
agrees that any pending utility repairs or upgrades on the Northeast facing exterior wall of 20 White Street shall be completed no later than March 1st, 2023.

- Trash Removal and Storage Program - Trinity Place & Ten Broeck Corporation will agree to keep trash and recycling storage off of the Northeast facing side of the property 20 White Street, Cohoes, NY 12047 to the best of their ability, with any receptacles on the Northeast face of the building be placed behind the City installed screening elements as part of the pocket park portion of the project.
- Trinity Place & Ten Broeck Corporation agrees to allow the The City, their consultants and sub consultants to work in a non-invasive method approved by both parties in advance, on their buildings for the purposes and scope defined in this document, including: lighting, artwork installed on exterior wall, curbs and sidewalks, etc.
- The City will cover electricity expenses for and maintain catenary lighting at the Site and affixed to the Property per the attached specification, which neither Trinity Place & Ten Broeck Corporation, its contractors or subcontractors shall move, repair, or adjust, even temporarily, without prior written permission of the The City.

D. Reimbursement of expenses

Each Party to this MOU will bear the respective costs, risks, and liabilities incurred by it as a result of its obligations and efforts under this MOU.

CITY OF COHOES



By: William T. Keeler

Title: Mayor

(OWNER/AGENT OF 20 WHITE STREET)

By: Denis Klapija (TRINITY PL TEN BROECK CORP)

Title: PRESIDENT

