

MONUMENT SQUARE
FOLLOW UP QUESTION FOR INTERVIEWS
February 7, 2017

At the interviews, we should stress the importance of the connection to Riverfront Park and request more details including;

- Location
- Width
- Amenities

Parking should be addressed by both applicants

- Expected occupant load / turnover and the parking spaces required to meet the needs of the build-out. Will the parking spaces provided meet this need?
- How much of the parking will be public?
 - Theater – 8 - 10 cinemas, seats per screen, turnover
 - Hotel/Restaurant – 90 rooms plus restaurant

Business models should be presented that detail:

- Market study or Feasibility study
- Estimated traffic generation
- Parking requirements
 - Expected occupant load / turnover and the parking spaces required to meet the needs of the build-out. Will the parking spaces provided meet this need?
- Impacts/benefits to nearby businesses
- Detailed project cost breakdown

Redburn – Additional information and Concerns

- Financial commitments should be supplied by Redburn
- Letter of intent or interest from Starwood should be supplied by Redburn
- Conference / meeting room facilities
- Planning to have events/performers like other Aloft's?
- Aloft's model is to try to keep people in the hotel - how will it extend to other local businesses/restaurants?

Bonacio – Additional information and Concerns

- Is there any economic impact info from Bowtie in Schenectady?
- There appeared to be concern about the long-term viability of theaters.
 - Can the building be repurposed?
 - Will it be built to accommodate potential expansion of additional floors,
 - Any chance for additional uses, such as roof top restaurant.
 - Demographics of box office