

## Utica Industrial Development Agency 2017 Operations and Accomplishments

### **Operations:**

Maintained conformity to PAAA – updated website, implemented needed reports  
Continued to engage local business owners and developers as to expansion possibilities and new construction opportunities

### **Accomplishments:**

Assisted the following business with expansions utilizing IDA benefits:

#### **PRRC, Inc. – Price Rite**

Price Rite Grocery Store, a deep discount full service grocery store opened on Blecker Street in what would be a labeled a ‘food desert’. Hiring up to 53 FTE’s the store will occupy 30,000sf in an area of downtown with no real options for groceries.

#### **253 New Century, LLC**

Bowers Development purchased the former New Century Club from the City of Utica for which the City had taken form back taxes over 15 years ago. Fallen into disrepair, the National Landmark will be renovated into class A office space. 15 or more FTEs will employed at the facility and over \$2.0M will be injected into the 15,000sf facility.

#### **120 Security, LLC**

Bowers Development also purchased the former Security Building from the City which was taken for back taxes over 15 years ago. In need of complete gutting and renovation, the owners will inject over \$2.0M into the building to which an end user has been identified.

#### **167 Genesee Street, LLC**

167 Genesee Street was purchased by a local group and will be converted into loft housing and retail space. Parking for half of the 20 units will be installed in the basement. Jimmy Johns will be located on the first floor and overall 24 FTEs are anticipated. Project costs are expected to top \$4.0M.

#### **Doyle Hardware Bldg, LLC**

An icon in Utica, the former Doyle Hardware building has been purchased by a Syracuse developer and will be developed into 55 loft housing units and office and retail space. At 83,000sf, over \$14.0M will be used to renovate the structure. 31 FTEs are anticipated to be employed at the building.

#### **Harbor Point Lodging Associates, LLC**

A site has been purchased on North Genesee Street at the foot of Harbor Point for the construction of an 89 room HOME2 Hotel. This is the first extended stay hotel in the immediate area and will cater to guests needing to stay for two-weeks and longer. Approximately 13 FTE’s will be employed at the facility which has a budget of \$11.0M.

**Uniform Tax Exemption Policy**

The UTEP is being revised to reflect the number of new project types being developed in the City of Utica. Housing projects ranging from affordable housing to mixed-use/loft style apartments to market-rate housing in the form of garden apartments and townhouses are being developed throughout the City due to Nano-Utica and the potential for a hospital to be constructed downtown. Other areas of the UTEP are also be revised as to PILOT structures.

**Application**

Reviewed and revised IDA application to conform to best practices and expand scope of needed information.