

Utica Industrial Development Agency 2025 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:

Harbor Point Suites

Harbor Point Suites will be a 100-room hotel geared toward business visitors with upscaled amenities. Project costs are approximately \$20M to which a minimum of 11 FTEs will be created.

Harbor Point Hotel Ventures

HP Hotel Ventures will be a 100-room hotel geared toward family stays to help accommodate for the Nexus Center located in the general area. 14 FTEs will be created. Project costs are around \$15M.

Harbor Point Residents

HP Residents will be an 82-unit apartment complex along with community center and greenspace. These units will include 1st floor parking for its residents. 2 FTEs will be created. Project costs are around \$25M.

DePaul Columbia Sq

DePaul will develop a housing complex to include two buildings with a combined 66 units of new affordable and supportive housing. Laundry, community rooms, offsite parking and other amenities will be built into the project. Project costs are around \$35M and 5 FTE jobs will be created.

Mac-Clark Properties

Mac-Clark Properties has purchased a building on the westside that will be converted into a training center not only for the employees of the local McDonalds facilities, but those throughout NYS and extending into Pennsylvania. Project costs are around \$2M. 10 jobs will be retained while 3 will be created.

Performance Plus Solutions

Performance Plus has purchased a former manufacturing building with the intent to house an electric bicycle manufacturing business. Currently the bicycles are manufactured overseas but the end game is to have all parts produced in the USA and assembled in Utica. 19 jobs will be created and project costs are around \$8M.

RED Adirondacks

RED Adirondacks is converting a 100,000sf former tire manufacturing facility into loft apartments with 35 upper-end units. Units size will vary between 1,350-3,000sf. Indoor parking, community rooms and workout facility will round out some of the amenities. A couple small retail units (total of 5,000sf) will be created with the focus on conveniences for the residents. 8 jobs will be created. Project costs are north of \$5.5M.

True Storage

True Storage is converting a former office building into a self-storage facility with 165,000sf. The Price-Rite grocery store will remain in the property. 10 jobs will be retained and 4 new jobs created. Project costs are \$10M. Construction should take 3-8 months.

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 hospital being constructed downtown. Other areas of the UTEP will also be revised as to PILOT structures.

Application

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