

## Utica Industrial Development Agency 2020 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:

#### **Burrstone Road Associates, LLC**

BRA has purchased an 80,000sf building in the Utica Business Park and will rehab the former office/warehouse building into an urgent care facility. Project costs are around \$20.0MM and expects to employ 15 FTEs.

#### **Digestive Disease Medicine**

DDM has renovated the first floor of their 116 Business Park Drive building and will move their operations from 110 Business Park Drive into that space. This will allow a more fluid and comprehensive experience for their patients. Project costs will top \$2.185MM and employment will grow by four..

#### **Carbone Commercial Properties, LLC**

Carbone purchased a five acre site from the City of Utica to develop a fitness center offering amenities not found in the local market. A host of complementary businesses will also be located in the building. The building will be 45,000sf building with 30,000sf for the Fitness Mill and 15,000 for the retail portion. Project costs are \$6.0MM with creation of eight FTE.

#### **1900 Bleecker, LLC**

A Syracuse developer purchased the former GE radio building which has sat fallow for ten-plus years. The 200,000+sf facility will be redeveloped into a 84,000 facility warehouse where the ceiling height will be up to 30' clear span. Project costs exceed \$4.80MM and 50 FTE jobs are expected to be created.

#### **GSBC, LLC**

Local developers purchased the former Empire Kitchen and Bath building in the heart of downtown. The building has 94,000sf on four floors of which the first floor will be retail and the remaining floors will be residential lofts. Employment will come from the leasing businesses and project costs are over \$18.MM.

#### **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 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.