

Urban Renewal Highlights 2019 - 2020

To date: January 24, 2020

**For the 4th year in a row all Residential properties were sold!
This year all Business Commercial Properties were sold as well!**

- **The URA has approved**
 - **53 sales of property for a total of \$810,800.00**
- **Auction Properties** (*Properties outside URA Target Area must be sold @ Public Auction*)
 - **6 Properties \$159,250.00** (Urban Renewal facilitates the Auction for the City)

City Wide – 59 Properties - Sold for \$970,050.00

Partners Celebrate the Opening of Security Building

The City of Utica Mayor Robert Palmieri was joined by Bowers Development to show off and open the revamped Security Building at 120 Bleecker Street. The historic 18,500 square-foot building underwent a multi-million dollar rehab after bouncing between owners for several years. It was owned by the City's Urban Renewal Agency for over 15 years and slated for demolition before the Mayor stepped in and the City sold it to Bowers Development. It will now house the Legal Aid Society of Mid-New York, who will lease all of the space in the building.

The rehabilitation took one year to complete and featured building-wide asbestos abatement and selective demolition. The Legal Aid Society of Mid-New York signed a 10-year lease for the entire building where it will provide free legal information, advice and representation to people who can't afford a lawyer.

Bowers Development has been a crucial component in the rehabilitation of historic and meaningful properties in Downtown Utica. The company has invested millions of dollars in six projects in Utica including the New Century Club (253 Genesee Street), the Kempf Buildings (248-250 and 252 Genesee Street), and the former GE Radio Facility (1900 Bleecker Street).

Carbone New Fitness Mill Location in Utica

Alex Carbone and Mayor Robert Palmieri unveiled a new proposed location for The Fitness Mill. The proposal, which was accepted by the City's Urban Renewal Board, will house the new gym and fitness center at 1532 Oriskany Street in Utica.

The City has demolished the current building on the site and is cleaning up the debris. The sale of the property for \$400,000.00 is slated to close by the end of January 2020 and shovels can be in the ground by the spring.

"We believe in the potential of Oriskany Street," Mayor Palmieri said. "You can see the growth before your eyes. There's street work, recently build buildings and new ones popping up. The Fitness Mill is going to come in and be one of those anchors that defines this corridor for years to come."

Work Progresses on 1900 Bleecker St.

The new design elements of the former General Electric building at 1900 Bleecker St. are moving forward. The building, which was purchased in 2018 from the Utica Industrial Development Agency (IDA) by Bowers Development for \$400,000, had been vacant for more than a decade. The Utica Urban Renewal Agency assisted the IDA in marketing the building prior to the sale.

The development project includes removal of hazardous materials and demolition of parts of the building. This will turn the 220,000-square-foot facility into a new 84,000-square-foot building, which will meet federal and state standards for energy efficiency and feature 20-to-30-foot high ceilings. The revamp is meant to attract industrial, manufacturing and distribution tenants to the building.