



WEST UTICA

Commercial Corridor & Greater Brewery District

REDC Region: **Mohawk Valley**

Program: **DRI Round 9**

Municipality: **City of Utica**
A Certified New York State Pro-Housing Community!

Project Name: **West Utica Commercial Corridor & Greater Brewery District**

County: **Oneida**

Contact: **Mayor Michael P. Galime**
315-792-0181
mayor@cityofutica.com



**Downtown
Revitalization
Initiative**



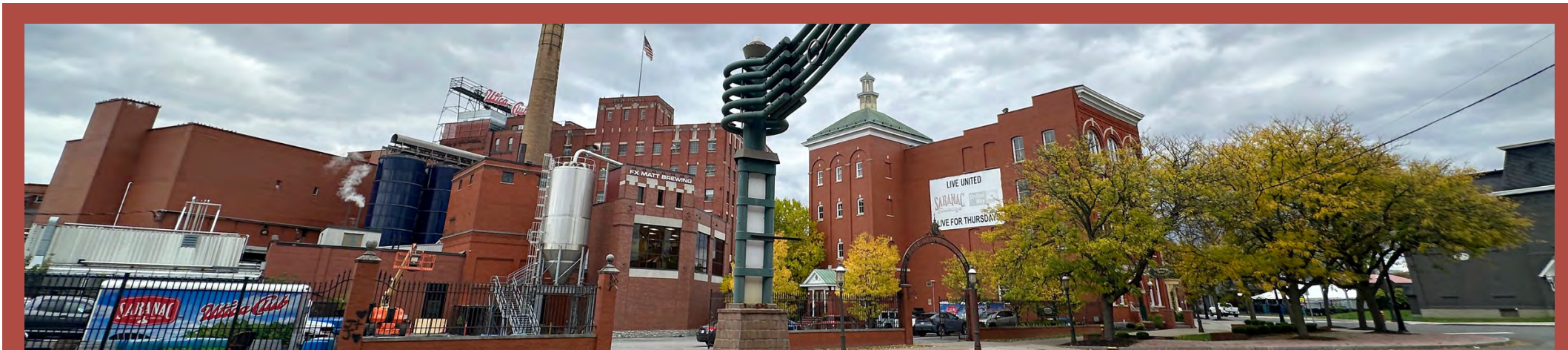
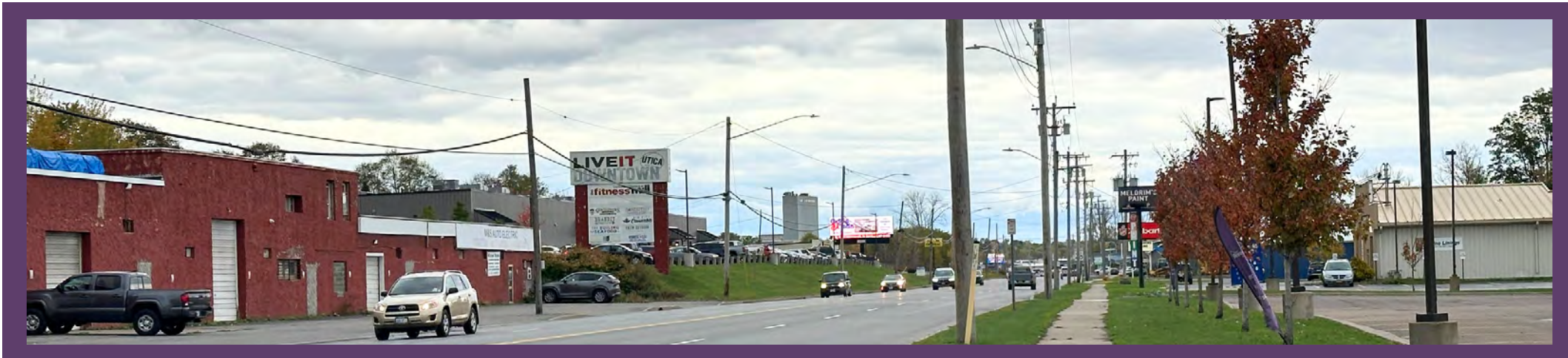
Geographic Area & Justification

The City of Utica's proposed DRI boundary extends from the City of Utica boundary line in the west, to Whitesboro St./Warren St. in the south, to Rt. 12/Lincoln Ave. in the east, and up to the CSX rail line in the north. Our footprint encompasses the West Utica commercial corridor, the Oriskany St. W portion of the City's brownfield opportunity area (BOA), and the greater Brewery District.

DRI guidance indicates the community in question should boast an employment center for the regional economy (*F.X. Matt Brewery*), mass transit options (*Centro Bus services the area*), a primary commercial corridor that serves the regional community (*Oriskany St. W and Varick Street*), act as a large urban tourist center (*the Boilermaker is the area's largest attraction; the last mile of the race and after-party are within this boundary*), and high-density development (*a majority of the buildings in the district are over three-stories, multi-family residences, and tight commercial enterprises*). The City's proposed DRI target area meets these criteria in spades.

The area also happens to be part of the City's BOA and the subject of millions of dollars in pending CFA applications in furtherance of brownfield remediation, redevelopment, and community planning. The City's focus on this particular footprint has allowed remedial activities to segue into business and commercial development, residential rehabilitation, and public realm improvement.

*Our proposed DRI target area
had **2,450,387 visitors in 2024!***



Geographic Area & Justification

The City of Utica’s proposed DRI boundary directly abuts the successful 2019 DRI target area, and will leverage and complement past investment. Utica has seen a remarkable transformation in the 2019 boundary, with highly visible improvements, including:

Artspace: an affordable live/work artist housing project that entailed the construction of a new, four-story, mixed-use building with community/commercial space and residences designed specifically for artists and their families;

Creative Placemaking: installation and restoration of public art throughout downtown in partnership with local artists. Completed elements included a facelift for the Utica Place Parking Garage, a new, large-scale mural along Genesee St., and improvements to Lafayette Square Park that incorporated an homage to the City’s refugee community.

Munson Park: creation of a large public-access park on underutilized museum land in the Oneida Square neighborhood. Improvements included ADA-compliant accessibility ramps, rain gardens, and native tree species restoration.

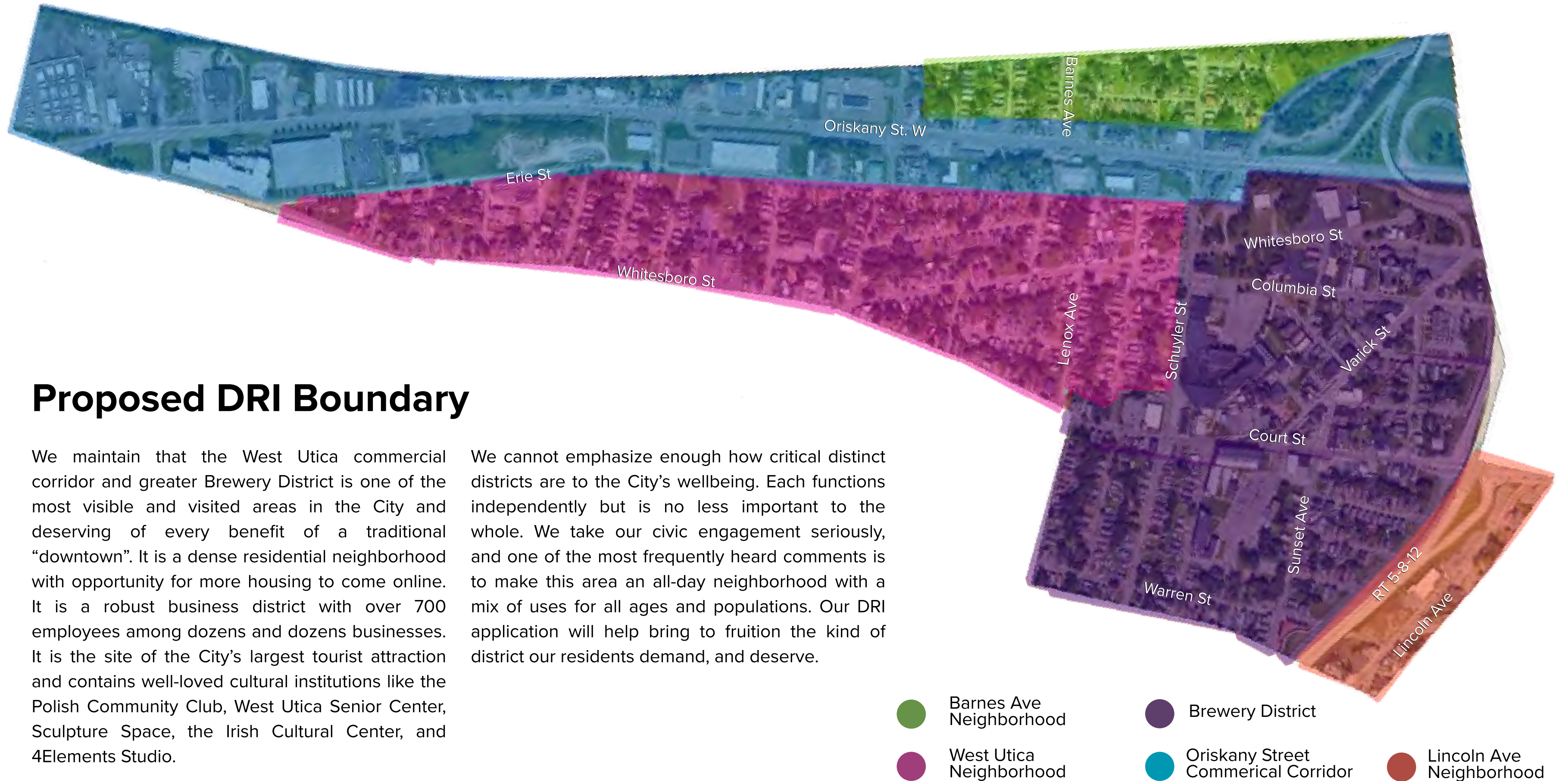
The 2025 DRI boundary will capitalize on these investments and more, with the slate of projects presented in this application. We will advance our arts and placemaking efforts with projects at *Sculpture Space*, *The Tramontine Cafe*, and *4Elements Studio*; promote business development throughout the City’s *BOA in the Oriskany St. Sub-area*; and *create over 70 new housing units* to combat the housing crisis at the city, county, and state level.



Proposed DRI Boundary

We maintain that the West Utica commercial corridor and greater Brewery District is one of the most visible and visited areas in the City and deserving of every benefit of a traditional “downtown”. It is a dense residential neighborhood with opportunity for more housing to come online. It is a robust business district with over 700 employees among dozens and dozens businesses. It is the site of the City’s largest tourist attraction and contains well-loved cultural institutions like the Polish Community Club, West Utica Senior Center, Sculpture Space, the Irish Cultural Center, and 4Elements Studio.

We cannot emphasize enough how critical distinct districts are to the City’s wellbeing. Each functions independently but is no less important to the whole. We take our civic engagement seriously, and one of the most frequently heard comments is to make this area an all-day neighborhood with a mix of uses for all ages and populations. Our DRI application will help bring to fruition the kind of district our residents demand, and deserve.



Barnes Ave
Neighborhood



West Utica
Neighborhood



Brewery District



Oriskany Street
Commerical Corridor



Lincoln Ave
Neighborhood

Vision Statement

Utica's DRI Vision Statement is the culmination of months of business outreach, targeted engagement, community gatherings, surveys, and one-on-one meetings with neighborhood residents. It is the North Star that will guide decision-making and funding priorities for years to come. When we asked how people envisioned the district's future, they were thoughtful, honest, and surprisingly consistent. Our Vision Statement is born of those answers.

The West Utica Commercial Corridor and greater Brewery District will be safe, clean, and walkable. It will be an all-day neighborhood with a mix of uses and amenities for people of all ages. Residences will be well-kept and fit within the neighborhood's historic nature. The district will be filled with activity, abundant parking, lighting, and greenspace, and be a welcoming place for all.

“Walkable and safe venues. We have amazing food in the area but we need actual entertainment that isn't all bars.”

“Rehabilitate existing architecture on Varick Street to accommodate tenants as well as modern eateries. Street, sidewalk repair as this is a very walkable neighborhood in which one could easily live, work, shop, and find entertainment.”

“Walkability. Maybe more bars and eateries. A botanical garden would be nice and parking spaces.”

“General consensus within my cohort seems to be that Varick didn't survive pandemic and is past best days. I think it's still ripe for new ideas and being a vibrant nightlife space.”

“I would like to see the street closed, pavers in place with plants and seating. Also I would like to see a committee in place to come up with a spike plan to work with investors to bring shopping restaurants and cafes to the district. Also current building owners need to be held accountable to a plan to develop the property.”

“Business is growing on the boulevard.”

“Would love to see the area cleaned up and thriving.”

“Busy area but in a peaceful way ! It feels like home, like community around here but the area needs more love when it comes to infrastructure and our parks. This is where the boilermaker is held, we need to create a more welcoming, friendly, clean, community based environment.”

“More available apartments for the low income community.”

“Excellent idea to appreciate a historic area of Utica.”

“Increase transit access such that a greater number of people to access the area and increase commercial activity.”

“Oriskany Boulevard needs to be spruced up. It's slowly coming around, it's coming along, you just need more and better.”

“Promoting safety for walkability and more outdoor seating is ideal.”

“Fix the sidewalks, roads, clean up the area, help build morale and simply talk to the folks that live there. They want pride, peace and not to be ignored.”

“This should be a showpiece since it is the Boilermaker Finish.”

“With better connectivity, our city can unlock a treasure trove of labor, capital and great minds from the area who can in turn help our city grow and build stronger.”

“YOU DO SEE NEW PEOPLE COMING IN, AND YOU REALLY NEED TO HAVE BOTH THE YOUNGER AND OLDER CROWD.”

Past Investments/Future Potential

Significant public and private investment in West Utica and the City create a strong foundation to maximize the impact of DRI funds.

City-wide

2019 Round 4 DRI	\$10,000,000
E-Bliss Global Facility	\$4,100,000
70 Genesee St. Rehabilitation	\$10,000,000
Parking Garage Construction	\$52,000,000
Parking Lot Construction	\$1,500,000
Harbor Point Bulkhead Walls	\$1,500,000
Loop the Harbor Bridge Design	\$1,500,000
Bagg’s Square Brewing Rehab	\$1,100,000
The Doyle Rehabilitation	\$13,000,000
119-137 Hotel St. Rehabilitation	\$20,000,000
311 Main St. Rehabilitation	\$7,700,000
Nexus Center Construction	\$64,000,000
N. Genesee St. Gateway Bridge & Multi-modal Project	\$18,200,000
N. Genesee St. & Thruway Interchange Safety Project	\$2,300,000
Route 5S Safety Project	\$21,500,000
Wynn Hospital Construction	\$650,000,000
TOTAL	\$878,400,000



Within West Utica

Varick St. Lighting and Infrastructure Improvements	\$3,000,000
2025 OPRHP Grant for Pixley Park Improvements	\$1,000,000
Fitness Mill Complex	\$5,000,000
Saranac Brewery Improvements	\$61,300,000
Globe Mills Rehabilitation	\$51,800,000
West Side Senior Center	\$2,100,000
Moto-World	\$5,000,000
Barnes Ave Neighborhood Predevelopment CFA	\$400,000
Oriskany St. W BOA Pre-development funding	\$400,000
Irish Cultural Center & 5 Points Pub	\$2,500,000
Columbia Square Apartments	\$34,400,000

TOTAL \$166,900,000

Recent & Impending Job Growth

Over the last year and a half, the City has put an enormous emphasis on business development, understanding that it is critical to increasing wages, quality of life, and housing creation.

Destination Kia of Utica

15 jobs

Destination Kia, currently of Yorkville but soon to be of Utica, is building a new facility on a former brownfield site within the City’s BOA. The project includes a 25,000 sf sales and service facility.

E-Bliss Global

40 jobs

E-Bliss Global, an E-bike manufacturer, has expanded operations to downtown Utica, investing more than \$4.1 million to establish a facility at 20 Harbor Point Road.

Utica University Nexus Center

21 jobs

The advent of the Utica University Nexus Center brought with it 21 full time jobs, and an additional 25-45 part time jobs, which are event-dependent.

Wolfspeed

614 jobs

Wolfspeed recently completed the world’s first 200mm silicon carbide manufacturing facility in Marcy, NY, just north of the City. The billion-dollar investment brings 614 jobs over the course of six years and Wolfspeed is already ahead of its hiring target.

River Lofts & Hotel

70 jobs

The River Loft project has committed \$20-25 million in funds for a hotel, apartment complex, and first-floor garden and eatery. It will create between 50-70 permanent, full-time jobs across the retail and hospitality components. It will also result in temporary, full-time construction jobs as the project progresses.



Recent Jobs: **521**
Impending Jobs: **239**

Quality of Life

West Utica was historically home to German, Irish, and Polish immigrants who came to the United States because of famine, repression, and unrest. Utica was appealing for many reasons: abundant jobs and housing, clean water, and religious tolerance. At the time, West Utica was a textile manufacturing powerhouse. Although the mills are now defunct, **the area's commercial strengths persist**, due in no small part to the manufacturing at F.X. Matt Brewery.

The district is teeming with heritage and culture. Within a five minute walk you could be polka-ing at the Polish Community Club; enjoying a delectable Yemeni lamb dish at Marib; competitively holding a stein full of beer at Saranac's Oktoberfest; or taking in a film from the Eire at the Irish Cultural Center. With Utica University Nexus Center and the Adirondack Bank Center just minutes away, this neighborhood is a hub of activity.

The Boilermaker, the nation's largest 15k road race and the City's biggest tourism draw, attracts **31,420 visitors** to the area each year. Our DRI target area encompasses the last mile and a half of the race as well as the finish line and after-party staging area. Many a Utican and out-of-towner has watched the famous fly-over with a cold Utica Club in their hand, wondering why they just paid to run 9.3 miles.

Critical to this neighborhood is its strong commercial core, which is most prevalent along Oriskany St. W. Dozens of established and rising businesses reside along this heavily-trafficked road, including Meldrim's Paint, Motoworld, the Fitness Mill, Fahy Kitchen & Bath, Sacco's Locksmith, and Enjem's Flooring - just to name a few.



Hirt Playground



Boilermaker Finish Line



Derek Warfield and The Young Wolfe Tones perform at the Irish Cultural Center



Private residence in West Utica DRI Target Area



Polish Days Celebration at the Polish Community Club

Supportive Local Policies

CODE Green: Utica Zoning Code Update (2021)

The City completed an overhaul of its zoning ordinance which was adopted by the Common Council in February 2021. The updated code incorporated sustainable design and smart growth principles while promoting mixed-use, pedestrian friendly, dense urban infill development intentent to attract new residents and developers.

Parks & Recreation Master Plan (2018)

The City’s Parks & Recreation Master Plan serves as a North Star for any improvements made to the parks system. Most recently, the City was awarded a \$1 million grant from OPRHP to rehabilitate Pixley Park. The scope of work was lifted entirely from recommendations made in the Master Plan.

Certified Pro-Housing Community (2023)

The City of Utica is a NYS certified Pro-Housing community, a program established by Governor Hochul to help local governments address the State’s housing crisis. The City has taken this directive to heart, and has included many projects that will bring new, mixed-income residential units to the market.

Climate Smart Community (2016)

The City became a certified Climate Smart Community in 2016. This certification helps the City in its ambitions toward energy reduction, climate change adaptation and resilience, emission reduction, and decarbonization initiatives. Each project included in this application advances decarbonization and energy efficiency goals.

Facade Improvement Program (2026)

The City has proposed to fund a commercial facade improvement program in its 2025-2026 CDBG budget; the proposed target area includes the West Utica Commercial Corridor and greater Brewery District. The City is currently awaiting HUD approval.

Complete Streets (2016)

As part of the 2011 Master Plan, the Common Council adopted a Complete Streets policy. It ensures that new and updated public and private projects are planned, designed, maintained, and operated to enable safe, comfortable, and convenient travel for users of all abilities and modes of transportation. For the West Utica Commercial Corridor, Complete Streets principles will be essential to creating a welcoming, intuitive, and user-friendly experience.

Neighborhood Vision Decks (2025)

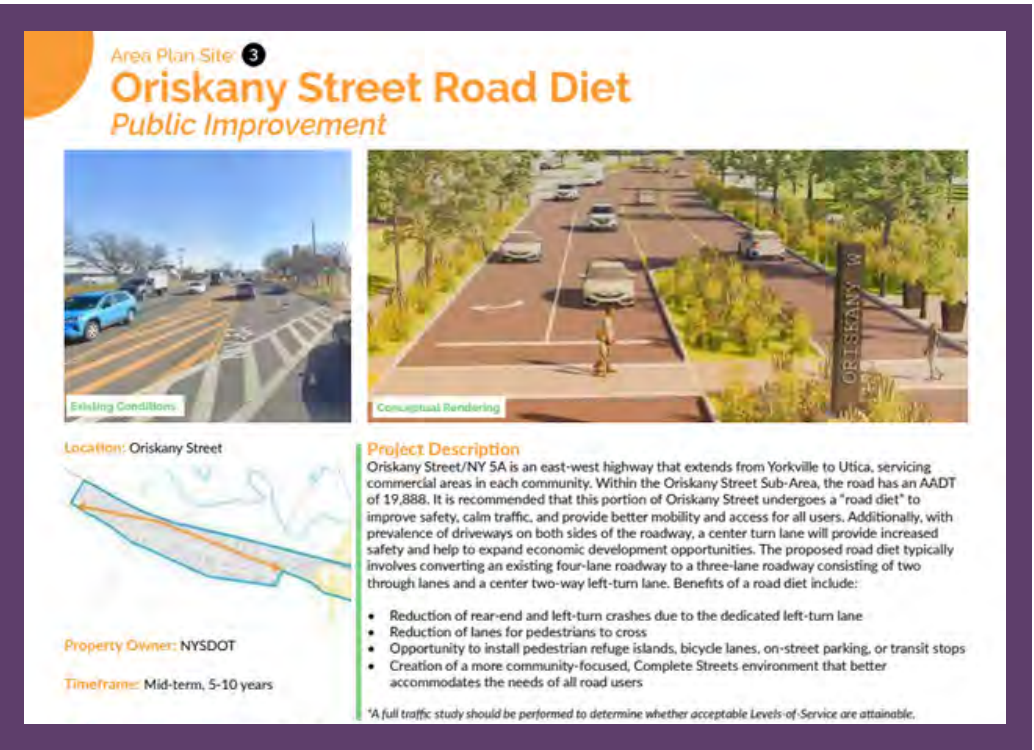
At the Mayor’s direction, the Urban & Economic Development (UED) staff created an inventory and assessment to envision the future for many of the City’s distinct neighborhoods. The vision deck for West Utica incorporated feedback from a joint committee comprised of Varick Street businesses and Greater Utica Chamber of Commerce (GUCC) officials. The vision for West Utica entails creating an all-day neighborhood with a diverse mix of uses, a robust public realm, and stable, aesthetically-pleasing housing. This is a living document that UED staff is perpetually modifying based on what’s happening in real time in the neighborhood.

UIDA UTEP (2025)

Utica Industrial Development Agency’s (UIDA) Uniform Tax Exemption Policy (UTEP) scoring criteria was amended in 2025 to consider the following material factors: number and type of housing units, creation or retention of permanent, private sector jobs, and provision for on-site child care. Several of the projects proposed in the DRI application include one or more of these factors and would likely be eligible for IDA benefits as part of a capital stack.

Brownfield Opportunity Area (2023)

The City’s BOA, titled Utica Central Industrial Corridor, was designated by the Secretary of State in 2023. The City has seven pre-development applications pending before the Department of State, many of which include design documents for our DRI target area. Our BOA includes the length of the Oriskany St. W corridor, which is included in this application.



Public Support

Varick Street Business Roundtable

Mayor Galime, with support from Urban & Economic Development (UED) staff, and in conjunction with the Greater Utica Chamber of Commerce (GUCC), held a Varick Street business roundtable earlier this year. **City staff have met collectively with the businesses three times to date and are committed to engaging regularly, discussing the issues of the day, and brainstorming ways for improvement.** The inaugural meeting took place on May 29, 2025 and was followed by two others. Much of the discussion surrounded perceived safety concerns in the area, a lack of adequate lighting and parking, and the need to draw an age-diverse crowd. Attendees encouraged the Mayor and his staff to pursue grant opportunities to improve the district.

Digital and Print Survey

An online survey was released on social media and through a traditional press release, with the objective of gathering as much information as possible from the stakeholders in our target area. **The survey was made available on flyers and table toppers that were spread in businesses and nonprofits throughout the DRI footprint.** Print versions of the survey were available at the City’s public meeting. We received 77 formal responses, numerous comments on Facebook, and in-person feedback. All of it informed our slate of transformative projects and our vision statement.

Individual Outreach

UED staff individually approached several business and property owners along the West Utica Commercial Corridor and greater Brewery District to assess their appetite for projects and determine readiness. **This was also a gut-check on some of the public feedback we received to create a more walkable, friendlier, 24-hour neighborhood.** We found that much of the feedback we received was well-aligned with our proposed projects.

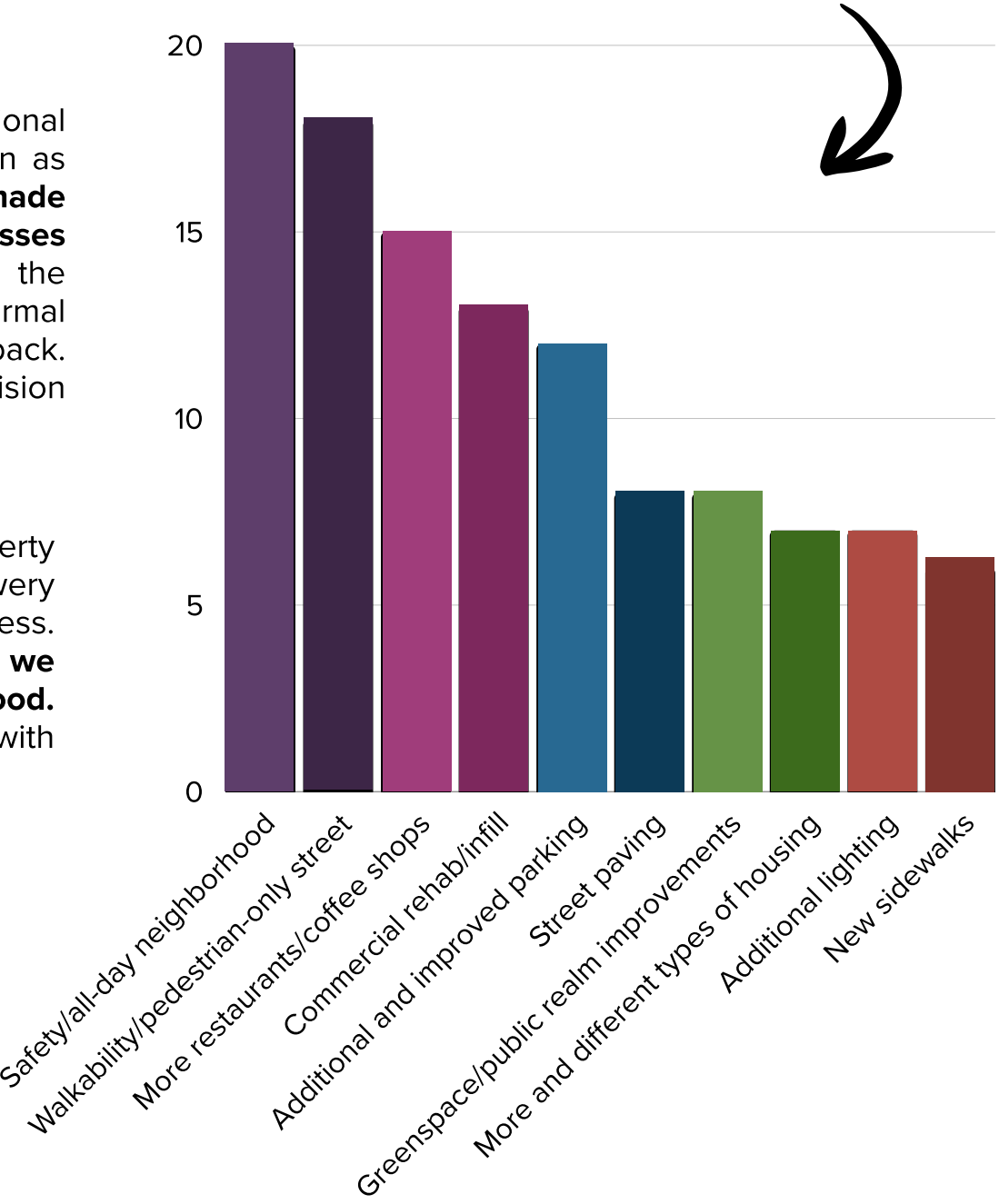
Open Call for Projects

An open call for projects was issued on September 29, 2025 to solicit ideas for projects from businesses, nonprofits, landowners, and residents for the the proposed slate. **The City received nine proposals, five of which are included in this application as transformative projects.** The remaining four will be part of the City’s proposed residential rehabilitation project.

Public Meeting & Neighborhood Visioning Session

City staff held a public meeting at the F.X. Matt Brewery on October 23, 2025 to explain the purpose of the DRI, engage with the neighborhood, and solicit more input for our application. After the meeting at the brewery, **the Mayor took the meeting materials on the road**, walked down to Habano’s Cigars on Varick St., and gave the presentation again.

"What improvements would you like to see in the Greater Brewery District/West Utica commercial corridor?"



Transformative Project Opportunities and Readiness

Implementation Strategy

West Utica offers a significant opportunity for revitalization, with over \$60,000,000 in projects identified that will deliver more than 70 new housing units, thousands of square feet in upgraded commercial space, and major public realm improvements.

#	Transformative Project	DRI Request	Project Cost	Implementation Team
1	Klosek Block Apartments	\$2,000,000	\$5,400,000	Varuka Salt, LLC, Roast Duck, LLC, UIDA
2	River Lofts at the Dunlop Building	\$1,088,750	\$20,000,000	RED Adirondacks, LLC, East 39th St. LLC, UIDA
3	Pizzapartments	\$1,000,000	\$1,500,000	Jim Fitzgerald, Tom Powers, Rich & Gardner Const. UIDA
4	Lofts at Varick	\$600,000	\$1,645,000	EAM Management, Homes & Community Renewal
5	Elevate 4Elements	\$700,000	\$750,000	4Elements Studio
6	MVLA Cultural Center	\$1,000,000	\$3,500,000	MVLA, C. Lewis Tomaselli Architects
7	Irish Cultural Center	\$1,000,000	\$1,615,000	Irish Cultural Center of the Mohawk Valley
8	Sculpture Space Improvements	\$800,000	\$800,000	Sculpture Space
9	F.X. Matt Brewing Indoor Beer Hall	\$370,000	\$600,000	F.X. Matt Brewery
10	Celtic Harp Expansion	\$100,000	\$160,000	Celtic Harp
11	1411 Oriskany St. W Expansion	\$187,000	\$250,000	Andrew Aery, Ann Aery
12	1904 Erie St. Remediation & Redevelopment	\$1,500,000	\$12,993,500	Destination Kia, EPA, DEC, City of Utica, UIDA
13	Residential Rehab & Lead Abatement	\$500,000	\$500,000	City of Utica, HomeOwnership Center, Lead Free MV
14	West Utica Sidewalk Improvement Program	\$300,000	\$300,000	City of Utica
15	Hirt Playground Rehabilitation	\$785,000	\$785,000	City of Utica
16	Small Projects Fund	\$600,000	\$600,000	City of Utica
17	Oriskany St. W Road Diet	\$3,000,000	\$8,786,470	City of Utica, Oneida County
18	Varick St. Parking Improvements	\$300,000	\$549,690	City of Utica, UIDA
19	Boilermaker Finish Line Restoration	\$90,000	\$90,000	City of Utica, Boilermaker Road Race Committee
TOTAL:		\$14,120,750	\$60,824,660	



Transformative Projects: Upstairs, Downstairs

Our DRI target area boasts four major housing projects that propose a total of 77 units that include affordable, mixed-income, and market-rate apartments. The projects listed advance renovation of vacant, underutilized space, fulfilling our mission as a Certified Pro-Housing Community. As Governor Hochul stated, “There’s only one solution to New York’s housing affordability crisis: we’ve got to build more housing.”

Klosek Block Apartments

Project Sponsor: Varuka Salt, LLC, Roast Duck LLC

Location: 608, 616, 618-622, 624-628 Varick St.

Timing: 2027 - 2029

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: 616, 618-622, and 624-628 Varick St. are part of a comprehensive development strategy for a historic property that includes full-scale residential and commercial renovation, historic preservation, and green infrastructure. The first floor will be programmed for retail, office, and service use. 608 Varick St. will house a ground-floor coffee and artist community hub that features rotating gallery exhibits and different workshops and upper-floor residential. Between all properties, the project will support 20 new, market-rate apartments.

Building Decarbonization: The project will include vertical gardens, living walls, rooftop solar, & LED lighting.

Site Control: Secured.

DRI Request: \$2,000,000
(37% of project cost)

Total Project Cost:
\$5,400,000

River Lofts at the Dunlop Building

Project Sponsor: RED Adirondacks, LLC

Location: 2214 Whitesboro St.

Timing: 2027 - 2029

Match/Leverage: Private equity (*secured*), bank financing (*secured*), ACHIEVE funds (*anticipated*), NYS CFA (*anticipated*), DRI funds (*anticipated*).

Project Description: This adaptive reuse project will drive revitalization along the City’s western corridor. It will repurpose the former Dunlop Tire Factory into a vibrant residential, retail, and hospitality destination. It will feature 35 units of rent-to-own residential, a 120-room hotel & conference center, & an indoor plaza called “Piazza International” featuring local and international food, public art, a performing art space, and European-inspired garden cafe.

Building Decarbonization: The project will be in compliance with New York State’s energy efficiency goals including adding insulation, HVAC systems, heat pumps, energy efficient windows, lighting, and EV charging stations.

Site Control: Secured.

DRI Request: \$1,088,750
(5% of project cost)

Total Project Cost:
\$20,000,000



Transformative Projects: Upstairs, Downstairs

Our DRI target area boasts four major housing projects that propose a total of 77 units that include affordable, mixed-income, and market-rate apartments. The projects listed advance renovation of vacant, underutilized space, fulfilling our mission as a Certified Pro-Housing Community. As Governor Hochul stated, “There’s only one solution to New York’s housing affordability crisis: we’ve got to build more housing.”

Pizzapartments

Project Sponsor: Jim Fitzgerald, Tom Powers

Location: 640 Varick St.

Timing: 2027 - 2028

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: The project will create 10 new apartments that are each 1,000 sf - four units on the second floor, four units on the third floor, and two units on the fourth floor. The property owners are working with Rich & Gardner Construction Co. of Syracuse, NY on roughly 100,000 square feet of turnkey, market-rate apartments as an adaptive reuse project. The ground floor has already been rehabilitated and currently houses Lukin’s Brick Oven Pizza. The upper floors are unoccupied and in serious disrepair.

Building Decarbonization: The apartments will utilize heat pumps, energy efficient windows and lighting, and upgraded HVAC and insulation.

Site Control: Secured.

DRI Request: \$1,000,000
(66% of project cost)

Total Project Cost:
\$1,500,000

Lofts at Varick

Project Sponsor: EAM Management

Location: 700-704 Varick St.

Timing: 2027 - 2028

Match/Leverage: Private equity (*secured*), HCR LIHTC tax credits (*anticipated*), DRI funds (*anticipated*).

Project Description: EAM Management will create and manage 12 affordable housing units: four apartments per floor. The project is inclusive of electrical, plumbing, and construction work, and will deliver modern, turnkey apartments. EAM manages 201 market-rate & affordable apartments state-wide.

Building Decarbonization: The project will be in compliance with New York State’s energy efficiency goals including adding insulation, HVAC systems, heat pumps, energy efficient windows, lighting, and doors.

Site Control: Secured.

DRI Request: \$600,000
(36% of project cost)

Total Project Cost:
\$1,645,000



Transformative Projects: Cultural Cache

These projects enhance the cultural fabric of West Utica and beyond. They include significant investment in the arts, placemaking, and the Latino and Irish communities.

Elevate 4Elements

Project Sponsor: 4Elements Studio (*Nonprofit*)

Location: 809 Court St.

Timing: 2027 - 2028

Match/Leverage: Private equity (*secured*), NYS CFA (*anticipated*), DRI funds (*anticipated*).

Project Description: 4Elements Studio is a nonprofit arts organization providing inclusive arts programming to people of all ages and abilities. Installing an elevator will make the studio accessible to all members of the community, particularly those with mobility challenges. It will allow the studio to increase class offerings, operationalize their ceramic ornament production, and establish a partnership with Clayville Pottery. The studio will be able to fit-out the fourth-floor space as a community hub, gathering space, office and administrative space, and flex gallery space.

Building Decarbonization: The project scope will include decarbonization compliance in alignment with New York State’s goals. The project will consider elevator units that recapture energy during braking.

Site Control: Secured.

DRI Request: \$700,000
(93% of project cost)

Total Project Cost:
\$750,000

MVLA Community Resource & Cultural Center

Project Sponsor: Mohawk Valley Latino Association (*Nonprofit*)

Location: 619-625 Varick St.

Timing: 2027 - 2028

Match/Leverage: SAM grant (*secured*), DASNY grant (*secured*), BRICKS NY grant (*anticipated*), DRI funds (*anticipated*).

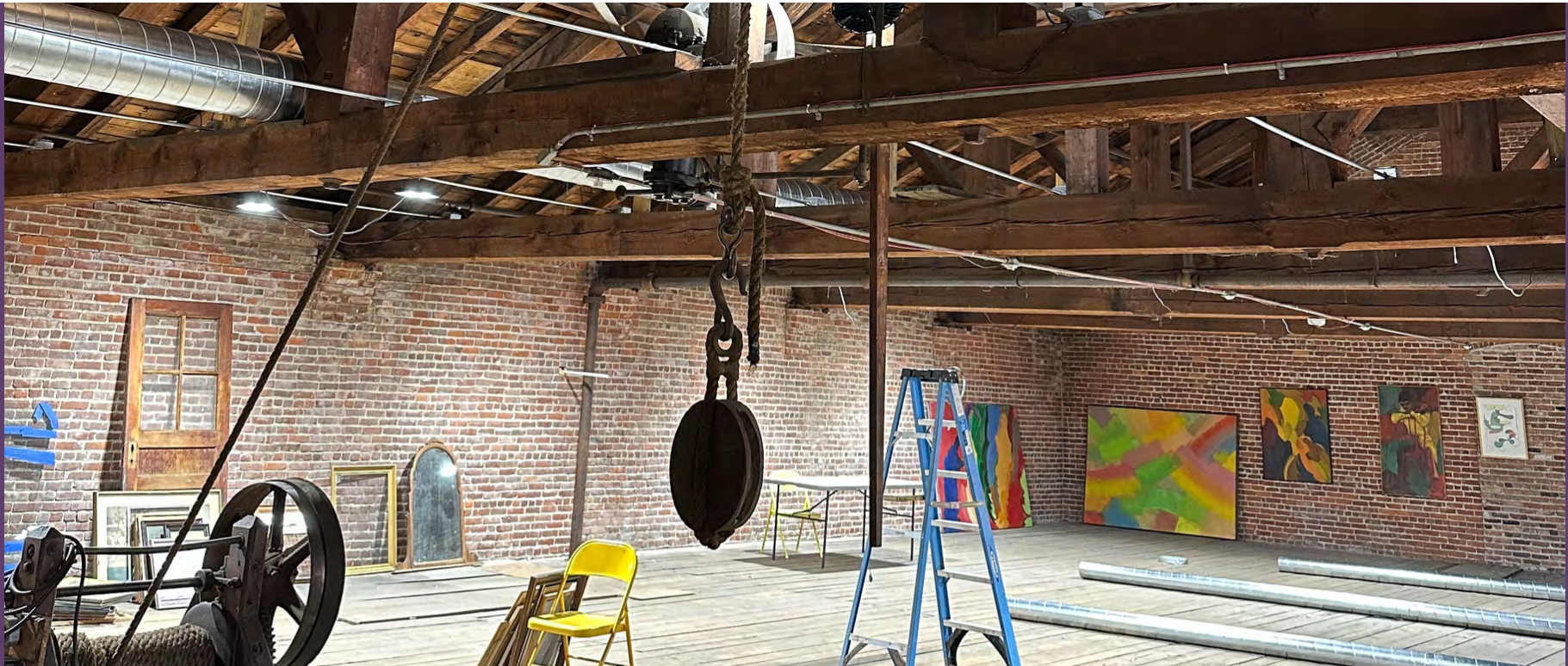
Project Description: MVLA’s Community and Cultural Resource Center proposes 7,900 sf of adaptive reuse. It will serve as the support nexus for Latino residents in this region, provide culturally-sensitive and bilingual services, and act as a safety net for new and existing Latino residents. The new headquarters will feature three floors of entirely programmed space, with planned future phases. On the first floor, the primary cultural/community space and private meeting rooms. On the second, a large event space and commercial kitchen. The third floor will feature administrative offices, a board room, and computer lab. Future phases contemplate transitional housing and a childcare center.

Building Decarbonization: MVLA takes seriously the Governor’s efforts toward a sustainable future. The project will consider energy efficient lighting, windows, and doors, heat pumps, and additional insulation.

Site Control: Secured.

DRI Request: \$1,000,000
(28% of project cost)

Total Project Cost:
\$3,500,000



Transformative Projects: Cultural Cache

These projects enhance the cultural fabric of West Utica and beyond. They include significant investment in the arts, placemaking, and the Latino and Irish communities.

Irish Cultural Center

Project Sponsor: Irish Cultural Center of the Mohawk Valley (*Nonprofit*)

Location: 623 Columbia St.

Timing: 2027 - 2028

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: The Irish Cultural Center is proposing illuminated signage, adding a service elevator, enhanced lighting, interior accessibility upgrades, and an improved outdoor terrace. These will increase safety, efficiency, and visitor comfort while creating a visually striking gateway for the northern end of the district. These upgrades align directly with the City’s DRI goals of strengthening downtown identity, enhancing public space, and driving economic activity. This project will focus on strategic capital improvements that modernize infrastructure and enrich the visitor experience.

Building Decarbonization: The Irish Cultural Center will utilize energy efficient lighting for their interior and exterior needs.

Site Control: Secured.

DRI Request: \$1,000,000
(61% of project cost)

Total Project Cost:
\$1,615,000

Sculpture Space Public Art Accessibility Improvements

Project Sponsor: Sculpture Space (*Nonprofit*)

Location: 12 Gates St.

Timing: 2028 - 2029

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

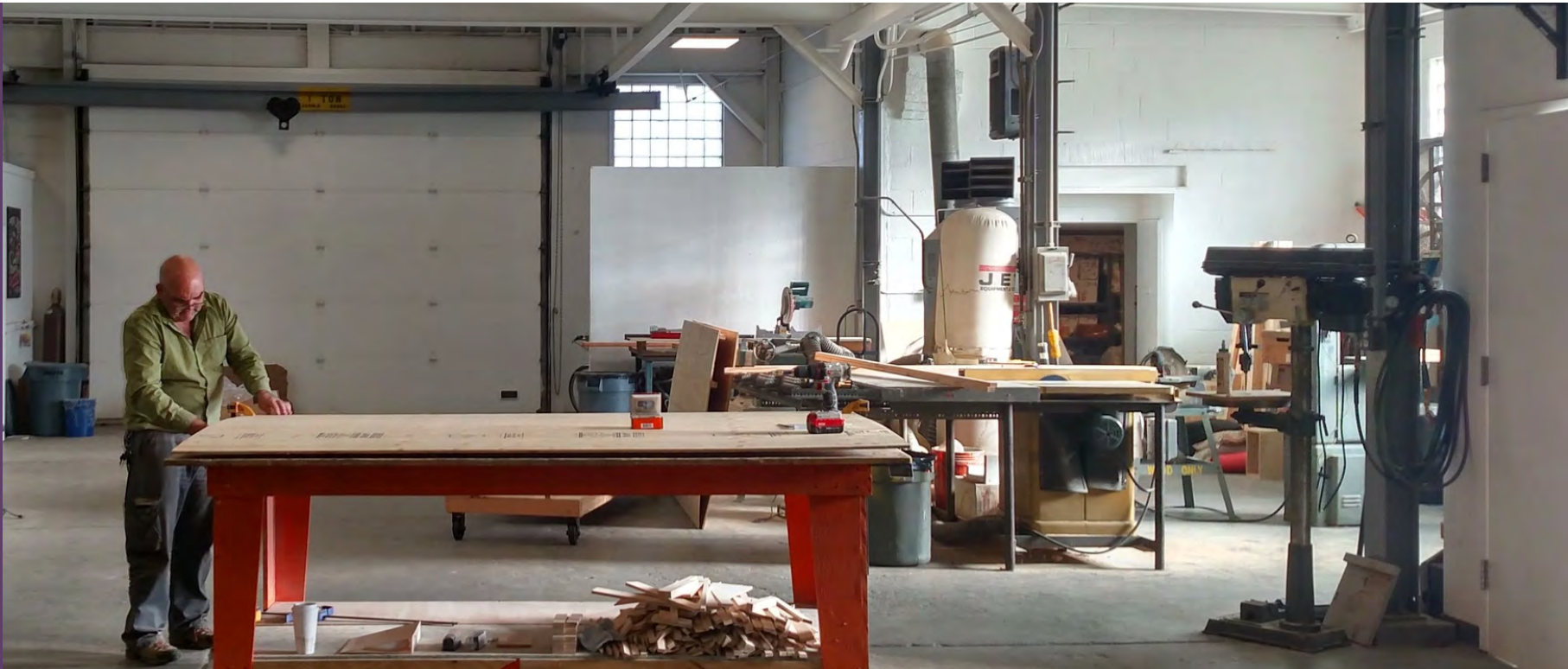
Project Description: This flagship cultural investment will transform the Sculpture Space campus into a fully ADA compliant, energy-efficient, & publicly accessible cultural hub that connects the City’s creative past with its forward-looking future. The scope of work includes accessible pathways, ramps, decking, gathering areas, LED lighting, and new signage and wayfinding. Physical and interpretive features will be added, reconnecting Sculpture Space to the neighborhood through historic maps, boundary walls, and signage. There will also be an augmented reality experience allowing visitors to project five demolished homes onto their original sites along Whitesboro St. Multiple outdoor platforms will be installed for large-scale, rotating sculpture installations by Sculpture Space residents and alumni.

Building Decarbonization: This will be done through the addition of trees, allowing for stormwater infiltration and reducing runoff, while providing habitat for native bird and animal species.

Site Control: Secured.

DRI Request: \$800,000
(100% of project cost)

Total Project Cost:
\$800,000



Transformative Projects: Minding Our Businesses

A number of new and established businesses run along the West Utica commercial corridor and within the Brewery District. These projects will assist businesses with renovations and expansions so that they can continue to grow and thrive.

Matt Brewing Co. Indoor Beer Hall

Project Sponsor: F.X. Matt Brewery

Location: 830 Varick St.

Timing: 2027 -2028

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: F.X. Matt Brewery will upgrade the existing outdoor biergarten to include a traditional German beer hall. This will entail taking down some of the existing gift-shop walls and making an ingress/egress to the stage area on the opposite side of the building. This will grow tourism at the brewery and enhance the hospitality experience. The Brewery will be able to accommodate significantly more tourists and visitors year-round and host a larger number of public events.

Building Decarbonization: The project will utilize energy efficient lighting and low-flow bathroom fixtures.

Site control: Secured.

DRI Request: \$370,000
(61% of project cost)

Total Project Cost:
\$600,000

Celtic Harp Expansion

Project Sponsor: Celtic Harp Restaurant & Pub

Location: 830 Varick St.

Timing: 2027 -2028

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: The Celtic Harp will build a post-and-beam four-season structure over the existing patio space. The structure will have a motorized fabric canopy that can be retracted for good weather. The project will extend patio use year-round, boost outdoor event capacity by 60%, & add stability for seasonal jobs.

Building Decarbonization: The project will utilize energy efficient lighting.

Site control: Secured.

DRI Request: \$100,000
(62% of project cost)

Total Project Cost:
\$160,000



Transformative Projects: Minding Our Businesses

A number of new and established businesses run along the West Utica commercial corridor and within the Brewery District. These projects will assist businesses with renovations and expansions so that they can continue to grow and thrive.

1411 Oriskany St. W Expansion

Project Sponsor: Pulver Roofing

Location: 1411 Oriskany St. W

Timing: 2027 - 2028

Match/Leverage: Private equity (*secured*), DRI funds (*anticipated*).

Project Description: Improve 9,437 sf of vacant commercial space along the Oriskany St. W corridor. Connect improved facility to existing business on 1418 Erie St. 1411 Oriskany St. currently houses one tenant, M&S Auto Electric. The remainder of the space remains vacant. This project will make interior and exterior improvements to the space, allowing for an additional commercial tenant. The improvements will also allow for increased movement between the 1411 Oriskany St. W property and the 1418 Erie St. property, which share an owner and a backyard. This will let the business run more efficiently and effectively.

Building Decarbonization: Pulver Roofing will use energy efficient lighting, windows, and doors for their adaptive reuse project. The project will also improve thermal efficiency with proper insulation and roof repairs.

Site control: Secured.

DRI Request: \$187,000
(74% of project cost)

Total Project Cost:
\$250,000

1904 Erie St. Remediation & Redevelopment

Project Sponsor: Destination Kia, City of Utica

Location: 1904 Erie St.

Timing: 2027 - 2029

Match/Leverage: EPA funds (*secured*), City funds (*secured*), Private equity (*secured*), DEC Brownfield Cleanup Program tax credits (*anticipated*), National Grid Brownfields grant (*anticipated*), DRI funds (*anticipated*).

Project Description: Destination Kia, in collaboration with the City of Utica, will remediate and cap a 5.5 acre brownfield property and bring the site back on the tax rolls and into productive reuse. The site will be the future home of Destination Kia of Utica, and will include a new, state-of-the-art 25,000 sf showroom and service facility. The project will create 15 new, full-time jobs.

Building Decarbonization: This project will remediate soil and groundwater contamination from a former manufacturing site, addressing persistent environmental concerns. Destination Kia will build a new showroom on the site and consider energy efficient lighting, doors, and windows.

Site Control: Secured.

DRI Request: \$1,500,000
(11% of project cost)

Total Project Cost:
\$12,993,500



Transformative Projects: District-wide Improvements

Over many years the housing stock and neighborhood infrastructure in West Utica has fallen into disrepair. Many units are former mill housing from the area’s textile heyday. This slate of projects will transform the function and aesthetics of the public realm, pedestrian infrastructure, residential housing, and commercial businesses.

Residential Rehab and Lead Abatement

Project Sponsor: City of Utica

Location: DRI target area

Timing: 2027 - 2029

Match/Leverage: A match of 25% of the DRI grant per property will be required form all participating private property owners.

Project Description: A total of \$500,000 is proposed for this program, which will fund exterior improvements for multifamily residential buildings throughout the DRI. It is anticipated that the maximum grant award to any single property will be \$25,000. This program will operate in much the same way that the current Business Assistance Fund (BAF) operates in the City’s existing DRI boundary, except the focus will be on residential properties as opposed to commercial or mixed-use. The City will coordinate with the HomeOwnership Center to determine if there is lead in the household and take measures to remediate the contamination. This will address one of the major recommendations for the target area, which is to create a safer, all-day neighborhood.

Building Decarbonization: The various projects may include replacement of exterior cladding or siding, new insulation, new roofs or windows, all of which contribute to improving the energy efficiency of the home.

Site Control: Secured.

DRI Request: \$500,000
(100% of project cost)
Total Project Cost: \$500,000

Hirt Playground

Project Sponsor: City of Utica

Location: Corner of Sunset Ave. and Warren St.

Timing: 2027 - 2028

Match/Leverage: City funds (*secured*), Wadas Foundation funds (*anticipated*), DRI funds (*anticipated*).

Project Description: Install poured-in-place safety surface surrounding the swings and play structure; add new play equipment; add additional shade trees, ADA compliant bathrooms, benches, and trash cans. Hirt Playground was developed during the Reform Era and opened in 1931. By 1932, the playground was one of the City’s busiest. Repairs and equipment were installed in 1980. Since then, the City has engaged in tree pruning and replacing sidewalk infrastructure. The playground is in need of an age-appropriate play structure and safer play surfaces. The City will implement recommendations from the Parks & Rec Master Plan, including repaving pathways, improving existing basketball courts, and providing both a natural and built play area.

Building Decarbonization: This project will promote resiliency by installing additional shade trees and using low-flow fixtures in the ADA compliant bathrooms.

Site Control: Secured.

DRI Request: \$785,000
(100% of project cost)
Total Project Cost: \$785,000

West Utica Sidewalk Improvement Program

Project Sponsor: City of Utica

Location: DRI target area

Timing: 2027 - 2029

Match/Leverage: All participating property owners will be asked to contribute a match to this project. All property owners (residential and commercial) within the DRI boundary who replace their sidewalks are eligible for a \$10 per square foot rebate on the cost of the new sidewalk.

Project Description: This project involves replacing mainline sidewalks, driveway aprons, and the sidewalks between the curb and mainline walk. The City’s Engineering Department will administer the project, including taking applications, reviewing/inspecting all completed work, and approving rebates. Assuming an average rebate of \$1,000 per property, as many as 200 properties may be assisted.

Building Decarbonization: While this program does not meet the threshold criteria for building decarbonization, the City will pursue resiliency.

Site Control: Each applicant will be asked to demonstrate site control at the time of the application.

DRI Request: \$300,000
(100% of project cost)
Total Project Cost: \$300,000

Small Projects Fund

Project Sponsor: City of Utica

Location: DRI target area

Timing: 2027 - 2029

Match/Leverage: Applicants will be asked to provide a percentage of the total project costs, with a maximum 75/25 split between DRI funds and private equity.

Project Description: The City will establish a small projects fund to help businesses and nonprofits to assist with placemaking, facade upgrades, capital improvements, equipment purchases, and commercial and retail fit-out. There are a number of eligible projects that have been identified by the City, including mural and mosaic work and facade improvements at the much-loved *Tramontine Cafe*, new signage for *Utica Creative Reuse*, and commercial/retail improvements at a *former auto body shop* at 608 Columbia St.

Building Decarbonization: Any eligible applicant to the small projects fund will be obligated to consider building decarbonization, energy efficiency, and climate resiliency measures.

Site Control: Each applicant will be asked to demonstrate site control at the time of the application.

DRI Request: \$600,000
(100% of project cost)
Total Project Cost: \$600,000

Transformative Projects: District-wide Improvements

Over many years the housing stock and neighborhood infrastructure in West Utica has fallen into disrepair. Many units are former mill housing from the area’s textile heyday. This slate of projects will transform the function and aesthetics of the public realm, pedestrian infrastructure, residential housing, and commercial businesses.

Oriskany St. W Road Diet and Pedestrian Infrastructure

Project Sponsor: City of Utica

Location: Oriskany St. W Corridor

Timing: 2027 - 2029

Match/Leverage: City funds (*secured*), in-kind staff time (*secured*), CFA BOA Pre-development (*anticipated*), DRI funds (*anticipated*)

Project Description: The Oriskany St. W corridor is characterized by excellent transportation links and has several opportunities for investment. It is also firmly within the City’s BOA. The City will revitalize and rehabilitate 1.5 miles of auto-oriented, traffic-clogged road and turn it into an appealing gateway for motorists, pedestrians, and residents. This will include new pedestrian connections, public art, greenspace improvements, lighting, sidewalks, bike lanes, and traffic calming measures.

Building Decarbonization: The project will encourage multimodal transportation, reducing carbon emissions. The City will pursue resiliency by adding street trees, permeable pavement, and bike racks.

Site Control: Secured.

DRI Request: \$3,000,000
(34% of project cost)
Total Project Cost: \$8,786,470

Varick Street Parking Improvements

Project Sponsor: City of Utica

Location: Oriskany St. W corridor

Timing: 2027 - 2029

Match/Leverage: City funds (*secured*), in-kind staff time (*secured*), CFA BOA Pre-development funds (*anticipated*), DRI funds (*anticipated*).

Project Description: The City of Utica will pursue several improvements for the Oriskany St. W commercial corridor including a road diet, complete streets, and beautification efforts. The City has applied for BOA Pre-development funding for a traffic study and design documents to supplement this effort. The Oriskany St. W corridor is characterized by excellent transportation links and has several opportunities for investment. It is also firmly within the City’s BOA. The City will revitalize and rehabilitate 1.5 miles of auto-oriented, traffic-clogged road and turn it into an appealing gateway for motorists, pedestrians, and residents. This will include new pedestrian connections, public art, greenspace improvements, lighting, sidewalks, bike lanes, and traffic calming measures.

Building Decarbonization: The project will encourage multimodal transportation, reducing carbon emissions. The City will pursue resiliency by adding street trees, permeable pavement, and bike racks.

Site Control: Secured.

DRI Request: \$300,000
(54% of project cost)
Total Project Cost: \$549,690

Boilermaker Finish Line Arch Restoration

Project Sponsor: City of Utica, Boilermaker Road Race

Location: Court St./Varick St.

Timing: 2027

Match/Leverage: City funds (*secured*) and DRI funds (*anticipated*).

Project Description: City of Utica, in collaboration with the Boilermaker Road Race Committee, will completely rehabilitate the Boilermaker Finish Line arch at the convergence of Varick and Court streets. The Boilermaker Finish Line is one of the most iconic and frequented attractions in the Brewery District and in the City as a whole. This project will entail masonry repair of the arch foundation, a complete rewiring, new decorative lighting, and a redesigned crown.

Building Decarbonization: This project will utilize energy efficient lighting in restoring the arch and sign.

Site Control: Secured.



DRI Request: \$90,000
(100% of project cost)
Total Project Cost: \$90,000

Administrative Capacity

The City of Utica's Urban and Economic Development staff will be responsible for administering and implementing the DRI grant, with support from Engineering, Parks & Recreation, Office of the Comptroller, Corp. Counsel, and Department of Public Works.

Led by **Mayor Michael P. Galime**, the core team is as follows:

- **Brian Thomas**, Commissioner, UED
- **Chris Lawrence**, Deputy Commissioner, UED
- **Laura Cohen**, Director of Community Development, UED
- **Audrey Alix**, Planner, UED
- **Alissa McElhenny**, Financial Analyst, UED
- **Nick Bridenbecker**, Deputy City Engineer, Engineering
- **Dave Short**, Commissioner, Parks & Recreation
- **Mark Sokolowski**, Commissioner, DPW

The core team is highly motivated to implement the long-term vision set forth in this application. UED staff has met regularly with businesses, property owners, and nonprofits within the West Utica commercial corridor and the Brewery District. It's time to transition the energy of this area from potential to kinetic; the City's 2025 proposed DRI will launch this neighborhood into the stratosphere.

The City of Utica and UED has all the administrative procedures in place for a timely implementation of a DRI award. After all, the City successfully completed its 2019 DRI during a global pandemic - on time and with enthusiasm. Since the successful implementation of the 2019 DRI, UED has added 3 new, highly capable staff members - increasing the department's capacity even more.

UED staff administers a combined budget of over \$4 million in federal funds annually, all of which are entitlement funds provided through HUD. Beyond federal funds, UED has administered \$62 million of ARPA funding over the last several years.

UED staff has a deep understanding of the DRI program, and decades of experience carrying out planning projects. Staff can fully support the planning consultant assigned by the State and the Local Planning Committee once it is formed.

City of Utica DRI Projects Round 4



CITY OF UTICA
Department of Legislation
Common Council

October 15th, 2025

Sponsored by: Councilmembers Burmaster, Williamson

AUTHORIZING SUBMISSION OF 2025 DOWNTOWN REVITALIZATION INITIATIVE (DRI) APPLICATION

WHEREAS, grant funding has been made available through the State of New York and administered by the New York State Department of State. The funding program, the Governor's Downtown Revitalization Initiative (DRI), was launched in 2016 to accelerate revitalization of downtowns so that they serve as centers of activity and catalysts for increased local investment; and

WHEREAS, the City of Utica is eligible to submit an application for a larger geographical area with a regional draw, including major employment centers, tourism attractions, a walkable network of destinations, and dense urban development characterized by diverse land uses. As such, the City of Utica is proposing to apply for funding to assist West Utica and the Greater Brewery District.

RESOLVED THAT the Common Council of the City of Utica endorses and supports the submission of the application.

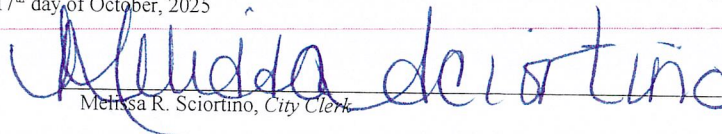
Yeas: Aiello, Betar, Carcone, Ervin, Betruss, Colosimo-Testa, LoMedico – 7

Nays: 0

Adopted.

STATE OF NEW YORK, CITY OF UTICA)
City Clerk's Office) ss.

) I hereby certify that I have compared the foregoing copy of a Resolution of the Common Council with the record of proceedings of the Common Council of said City of Utica, duly made and on file in this office, and that same is a correct transcript therefrom and of the whole of said Resolution.
In TESTIMONY WHEREOF, I hereunto affix the Corporate Seal of said City, and subscribe my name, this 17th day of October, 2025


Melissa R. Sciortino, City Clerk



ONEIDA COUNTY
OFFICE OF THE COUNTY EXECUTIVE

ANTHONY J. PICENTE, JR.
County Executive
ce@oneidacountyny.gov

October 27, 2025

Mr. Lawrence T. Gilroy III
Dr. Marion Terenzio, President, SUNY Cobleskill
c/o Empire State Development
New York State Office Building
207 Genesee St.
Utica, NY 13501

Re: Letter of Support for DRI Round 9 Funding

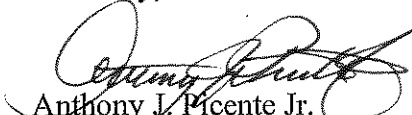
Dear Mr. Gilroy and Dr. Terenzio,

I am pleased to support the City of Utica's Downtown Revitalization Initiative (DRI) Round 9 application to be submitted to the New York State Department of State. Following a successful DRI award in 2019 (Round 4) that focused on the Genesee Street corridor in downtown Utica, the City will now concentrate on the West Utica Commercial Corridor. This area includes the Oriskany Street West corridor (also within the City's BOA), the greater Brewery District and many cultural, retail and public realm amenities.

The projects proposed in the City's application reflect both extensive public engagement and alignment with New York State's priorities. Increasing housing options and bringing vacant residential units online; maintaining the public realm to encourage outdoor recreation; growing all-day neighborhoods; and supporting small businesses and entrepreneurs. A tremendous amount of private investment and blight abatement is occurring throughout the target area, particularly along Oriskany Street West. The City intends to capitalize on the forward momentum using prior experience as an award-winning DRI community.

Your strong consideration of this application is greatly appreciated.

Sincerely,



Anthony J. Picente Jr.
County Executive



MARIANNE BUTTENSCHON
Assemblywoman 119th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Agriculture
Banks
Economic Development, Job Creation,
Commerce and Industry
Education
Higher Education
Veterans' Affairs

October 20, 2025

Mr. Lawrence T. Gilroy III
Dr. Marion Terenzio, President, SUNY Cobleskill
c/o Empire State Development
New York State Office Building
207 Genesee St.
Utica, NY 13501

Re: Letter of Support for DRI Round 9 Funding

Dear Mr. Gilroy and Dr. Terenzio,

I am pleased to support the City of Utica's Downtown Revitalization Initiative (DRI) Round 9 application to be submitted to the New York State Department of State. Following a successful DRI award in 2019 (Round 4) that focused on the Genesee Street corridor in downtown Utica, the City will now concentrate on the adjacent area to the west, the West Utica Commercial Corridor. This area includes the Oriskany St. W corridor (also within the City's BOA), the greater Brewery District, and many cultural, retail, and public realm amenities.

The projects proposed in the City's application reflect both extensive public engagement and alignment with the State's priorities. Increasing housing options and bringing vacant residential units online; maintaining the public realm to encourage outdoor recreation; growing all-day neighborhoods; and supporting small businesses and entrepreneurs. A tremendous amount of private investment and blight abatement is occurring throughout the target area, particularly along Oriskany St. W. The City intends to capitalize on the forward momentum using prior experience as an award-winning DRI community.

Your strong consideration of this application is greatly appreciated.

Sincerely,

Marianne Buttenschon
Assembly member of the 119th District

October XX, 2025

Mr. Lawrence T. Gilroy III
Dr. Marion Terenzio, President, SUNY Cobleskill
c/o Empire State Development
New York State Office Building
207 Genesee St.
Utica, NY 13501

Re: Letter of Support for DRI Round 9 Funding

Dear Mr. Gilroy and Dr. Terenzio,

I am pleased to support the City of Utica's Downtown Revitalization Initiative (DRI) Round 9 application to be submitted to the New York State Department of State. Following a successful DRI award in 2019 (Round 4) that focused on the Genesee Street corridor in downtown Utica, the City will now concentrate on the adjacent area to the west, the West Utica Commercial Corridor. This area includes the Oriskany St. W corridor (also within the City's BOA), the greater Brewery District, and many cultural, retail, and public realm amenities.

The projects proposed in the City's application reflect both extensive public engagement and alignment with the State's priorities. Increasing housing options and bringing vacant residential units online; maintaining the public realm to encourage outdoor recreation; growing all-day neighborhoods; and supporting small businesses and entrepreneurs. A tremendous amount of private investment and blight abatement is occurring throughout the target area, particularly along Oriskany St. W. The City intends to capitalize on the forward momentum using prior experience as an award-winning DRI community.

Your strong consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert B. Summister". The signature is fluid and cursive, with the first name "Robert" being more prominent and the last name "Summister" written in a more compact, flowing style.



October 29, 2025

Mr. Lawrence T. Gilroy III
Dr. Marion Terenzio, President, SUNY Cobleskill
c/o Empire State Development
New York State Office Building
207 Genesee St.
Utica, NY 13501

Re: Letter of Support for DRI Round 9 Funding

Dear Mr. Gilroy and Dr. Terenzio,

I am pleased to support the City of Utica's Downtown Revitalization Initiative (DRI) Round 9 application to be submitted to the New York State Department of State. Following a successful DRI award in 2019 (Round 4) that focused on the Genesee Street corridor in downtown Utica, the City will now concentrate on the adjacent area to the west, the West Utica Commercial Corridor. This area includes the Oriskany St. W corridor (also within the City's BOA), the greater Brewery District, and many cultural, retail, and public realm amenities.

The projects proposed in the City's application reflect both extensive public engagement and alignment with the State's priorities. Increasing housing options and bringing vacant residential units online; maintaining the public realm to encourage outdoor recreation; growing all-day neighborhoods; and supporting small businesses and entrepreneurs. A tremendous amount of private investment and blight abatement is occurring throughout the target area, particularly along Oriskany St. W. The City intends to capitalize on the forward momentum using prior experience as an award-winning DRI community.

The MVLA Community and Cultural Resource Center will serve as a cornerstone for community revitalization in the Mohawk Valley, transforming lives and neighborhoods through empowerment, housing stability, and cultural pride. This center will provide an inclusive and accessible home for Latino residents and all community members, expanding local employment opportunities through a strengthened MVLA workforce and the development of wrap-around safety net services. By integrating interim housing, workforce and small business development, and social support, the project will help families achieve lasting financial stability and self-sufficiency. At the same time, the center will preserve and celebrate the Latino community's

1640 Oneida Street * 1st Floor Right * Utica, NY 13501*
315-864-8419 * FAX: 315-864-8419
Email: mvla@mvlautica.org
www.mvlautica.org

vibrant cultural heritage—creating a shared space where traditions, art, and history enrich the region’s identity and foster unity, resilience, and renewal for generations to come. Your strong consideration of this application is greatly appreciated.

Sincerely,

C. Sonia Martinez

C. Sonia Martinez
Executive Director and Co-founder
Mohawk Valley Latino Association, Inc.

MVLA Mission

“To improve the standard of living for Latino residents of the Mohawk Valley through various services that will educate, empower, achieve awareness among different cultures, help shape young minds, and demonstrate the great opportunities available within the Mohawk Valley.”

October 17, 2025

City of Utica
Urban and Economic Development
Attn: Ms Laura Cohen
1 Kennedy Plaza
Utica, NY13502

Subject: Strong Support for Utica's 2026 Downtown Revitalization Initiative Application

Dear Ms. Laura Cohen,

As representatives of Renewable Energy Development Adirondacks, LLC, we write to express our unwavering support for Utica's 2026 Downtown Revitalization Initiative (DRI) application, with a focus on revitalizing the Greater Brewery District. J. Anthony Stucchi and Kevin Hughes, as lifelong Utica residents, have witnessed the city's remarkable transformation since 2012. Antonio Morali, a newer investor who recognized Utica's potential during the pandemic, has joined us in committing to its future. Together, we are investing \$8 million in the River Lofts Condominium project, a cornerstone of the Brewery District. We are also partnering with another investment group, which has signed a Letter of Intent (LOI) to invest \$20–25 million in a 72-room hotel and 30-unit corporate apartment project, though confidentiality agreements prevent us from disclosing their identity at this time.

From our dual perspectives—as proud residents who have seen Utica's rise and as investors putting our capital behind its potential—we believe the DRI is essential to sustaining Utica's momentum and transforming its western gateway into a vibrant, welcoming hub.

Utica's Transformation: A Beacon of Opportunity

Since 2012, Utica has experienced a renaissance, driven by strategic public-private partnerships that have made it a desirable destination for investment and living. The Nexus Center and Adirondack Bank Center have established Utica as a regional hub for sports and entertainment, hosting professional and amateur events that draw thousands. This has fueled growth in the hospitality sector, with six new hotels built in the last decade. Yet, recent STAR reports indicate Utica is still 600 hotel rooms short of meeting demand, underscoring the need for continued investment in tourism infrastructure.

Utica's strategic location enhances its appeal as a logistical and technology hub. Positioned near Griffiss Business and Technology Park, SUNY Polytechnic Institute, the Micron development in Clay, New York, and the Albany Nanotech corridor, Utica is at the heart of a growing technology ecosystem. These developments have attracted a younger, tech-savvy workforce, with median family incomes rising significantly since the last census.

Entrepreneurship and urban living are thriving, evidenced by the demand for loft apartments and modern amenities. These changes have dramatically improved the quality of life for residents of Utica and the Mohawk Valley, making the city a place where young people increasingly choose to stay.

The Brewery District: Transforming Utica's Western Gateway

The Brewery District west to the Gateway, along Oriskany Boulevard (New York State Route 69), remains a critical area for improvement. This western approach, tracing the historic Erie Canal path, is often the first impression for visitors. Currently, its aesthetics do not reflect Utica's progress. The DRI's focus on this corridor is a strategic opportunity to build on major investments like the Wynn Hospital—a healthcare hub for the Mohawk Valley—and the nearb Nexus Center and Adirondack Bank Center. Enhancing this gateway with improved circulation, signage, landscaping, and public spaces will create a modern, inviting entry point, attracting further tourism and investment.

Our Commitment: Investing in Utica's Future

As Renewable Energy Development Adirondacks, LLC, we are proud to lead the River Lofts Condominium project, an \$8 million investment in the heart of the Brewery District. Supported by a \$500,000 CFA grant from Empire State Development for energy-efficient materials and city-backed Achieve funding for tourism, this project includes:

- 35 condominiums and 12,000 square feet of retail space, transforming a dormant industrial site through adaptive reuse.
- An international courtyard open to the public, fostering community connectivity and enhancing the district's appeal.
- Economic impact of 50–70 permanent jobs across the retail and associated hotel project, plus construction employment, with a projected \$15–20 million tax base increase over 10 years.
- Shovel-ready status, with construction underway, ensuring rapid deployment of DRI funds.

Additionally, we are collaborating with another investment group that has committed \$20–25 million to a 72-room hotel and 30-unit corporate apartment project, addressing Utica's critical hotel shortage and supporting extended-stay needs. While confidentiality agreements prevent us from disclosing their identity during due diligence, their signed LOI reflects strong confidence in Utica's future. Together, these projects represent a combined investment of \$28–33 million, making them a cornerstone of the DRI's vision for the Brewery District.

As lifelong residents (J. Anthony Stucchi and Kevin Hughes), we are deeply invested in Utica's success. As a newer investor (Antonio Morali), drawn by the city's potential during the pandemic, I see Utica as a smart bet. Our collective commitment reflects our belief that Utica is poised to become the economic driver the Mohawk Valley and New York State need.

Why the DRI Matters

The DRI is a pivotal opportunity to leverage Utica's momentum and address the Brewery District's untapped potential. By investing in this corridor, the state can amplify the impact of existing developments, attract additional private capital, and demonstrate a commitment to equitable growth. Supporting projects like ours, led by a mix of local and outside investors, sends a powerful message that Utica prioritizes merit-based, high-impact initiatives over insider networks.

A revitalized western gateway will signal to investors, tourists, and residents that Utica is open for business and ready to lead the region forward. It will honor the significant private capital invested in projects like the River Lofts and ensure that Utica continues to attract forward-thinking developers.

A Call for Partnership

We are grateful for your leadership as Director of Community Development and urge New York State to match our investment through the DRI. By prioritizing the Brewery District, the state can help transform Utica's western approach into a vibrant, modern gateway that reflects the city's progress and potential. We stand ready to provide any additional information to support Utica's DRI application and are available to discuss this further at your convenience.

Sincerely,



J. Anthony Stucchi, Project Manager

Kevin Hughes, Partner

Antonio Morali, Managing Partner

Renewable Energy Development Adirondacks, LLC

[Contact Information]