

Empire State Development News

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EMPIRE STATE DEVELOPMENT AWARDS BINGHAMTON RESTORE NEW YORK GRANT FOR ITS NEIGHBORHOOD IMPACT PROGRAM

Fifteen additional projects across the Southern Tier will also receive funding for

Empire State Development today announced that the Binghamton Neighborhood Impact Program is the recipient of a \$2.2 million grant from the third round of Restore New York funding. In addition, Downtown Business District and North Side sites are receiving \$1.2 million for targeted commercial redevelopment. Empire State Development is providing funding to 79 projects statewide through its Restore New York Communities Initiative. Restore New York was designed to revitalize urban areas and stabilize neighborhoods as a means to attract residents and businesses. The Southern Tier received nearly \$15.9 million in funding for 16 projects.

"The Restore New York program is critical to our economic development, smartly leveraging private investment with State dollars so that we provide our neighbors with the resources they need to grow," Governor David A. Paterson said. "With this third round of funding, our villages, towns and cities can move forward with renewal projects that create jobs and attract businesses and consumers."

Restore New York funds will be used for the Neighborhood Impact Program to continue the strategic implementation of the Binghamton Healthy Neighborhood Initiative, which concentrates on resources, partnerships and investments in developing livable, marketable and sustainable neighborhoods over the long term. Building upon its Restore I and II projects Binghamton will continue its citywide collaborative effort to eliminate and redevelop blighted properties, especially in transitional neighborhoods. Activities will include demolition, reconstruction, rehabilitation and/or deconstruction of 48 vacant, distressed and/or condemned residential structures. Reuse activities will be identified based on neighborhood density, character, marketability and potential impact on future investment. Reuse activities may include green space development, new construction at demolition sites and rehabilitation. To meet development goals, the city will continue building upon its collaborations with Broome County, local and regional housing development agencies, and residents. Through these projects, the city will strive to meet energy efficiency and universal design standards.

In addition, Restore III funds will be used to redevelop commercial sites that strategically build on earlier Restore funding and will catalyze investment in the targeted Downtown and North Side neighborhoods.

"We're pleased to provide Binghamton with Restore New York Round III funding as the city continues to steadfastly work towards positioning Binghamton for prosperity in the future and the New Economy," said Empire State Development Chairman & CEO designate Dennis M. Mullen. "As a recipient of previous Restore New York awards and a resulting award from the New York Conference of Mayors, this city is making great strides in transforming our state by creating resilient communities that provide the foundations for future growth and the means to transform neighborhoods block by block."

"Building on the Healthy Neighborhood Initiative made possible by our Restore New York funding is critical to the economic growth of this city and the entire Southern Tier region," said Empire State Development Regional Director Kevin McLaughlin. "By removing and redeveloping blighted properties, leveraging private investment and fostering commercial development we can continue to revitalize our core urban areas and strengthen our neighborhoods."

"By tapping this important state initiative with award winning strategies, we're redeveloping more blighted properties than anytime in recent memory," said Mayor Matthew T. Ryan. "After successfully implementing our Round I and II grants, I'm pleased we've landed another sizable award in Round III. It's a credit to our vision and the commitment of our state partners, and it is another way we're building our future together."

"The Restore New York program has served as a tremendous resource in the continuous renewal of the 4th district," said Binghamton City Councilwoman Lea Webb. "As the City Council Representative for the 4th District, I would like to applaud the hard work of Mayor Ryan and the administration for their vision and commitment to revitalizing our community by addressing neighborhood blight. The city of Binghamton is again receiving the largest grant award in the Southern Tier from Restore New York which will address over 40 long standing blighted properties that will lead to the development of small businesses and affordable homeownership in our community."

"I applaud the effort our municipal officials put into their Restore New York applications," said Assemblywoman Donna Lupardo (D-Endwell). "I am especially proud of the city of Binghamton, which was recognized as a leader by the New York Conference of Mayors for their success with the second round of Restore funding. Whether it's commercial or residential, the demolition and rehabilitation of blighted properties will help make the Southern Tier more attractive to both businesses and families. We are all grateful for the opportunity this funding presents."

"On behalf of the residents of Whitney Point, I would like to thank Governor Paterson and Empire State Development for this award," said Whitney Point Mayor Gerald Whitehead. "The money provided by this Restore New York grant will have a far reaching impact on our community. These funds will be used to assist in the construction of a new building and the renovation of three others in our downtown area. The projects include a hotel/restaurant, a walk-in clinic, and new, yet-to-be-finalized business. When completed, these projects will provide additional employment opportunities and services in our community. I could not be more pleased. This is a great day for Whitney Point!"

Restore New York funds municipally sponsored projects for the demolition, deconstruction, rehabilitation or reconstruction of vacant or obsolete structures. Restore New York was designed as a competitive process with specific criteria, identifying those projects that would serve to revitalize urban cores, leverage private investment and bring future business expansion to New York State. Strong emphasis is placed on projects from economically distressed communities across the state with priority given to projects that leverage other state or federal redevelopment, remediation or planning programs such as Brownfield Opportunity Area or Empire Zones.

In addition to the Neighborhood Impact Program and Targeted Commercial Catalysts, other Southern Tier projects receiving Restore New York III funding are detailed below:

City of Hornell – Federation Building Renovation

Grant Total: \$1,500,000

The proposed project includes the renovation of the 29,000-square foot Federation Building, located in Hornell's central commercial district, into 18 market rate residential units overlooking the city as well as first-floor mixed-use retail/business space. Renovations specifically include the repair of the exterior masonry, the installation of a structural floor system in the existing auditorium, window replacement, new exit stairs for code compliance, an upgraded elevator for agreement with the Americans with Disabilities Act, the installation of a fire protection system, the replacement of HVAC and electrical systems and general architectural improvements. Asbestos and lead paint surveys will be conducted and all construction will be required to meet the approval of the Office of Parks, Recreation, and Historic Preservation (OPRHP).

Village of Corning – East End

Grant Total: \$1,470,000

The East End Redevelopment project involves the total rehabilitation of 25,700 square feet of commercial space in two historic anchor buildings located within a two block area. They form the bookends of a major redevelopment effort in Corning's downtown Business Improvement District (Corning Gaffer District). The project is a joint redevelopment effort being undertaken by the city, the

BID, Restore New York and New York Main Street funding and private developer investment. The project involves the rehabilitation of 12,500 square feet of poor quality and undeveloped space in the three-story mixed-use building located at 54-58 East Market Street. The project is located in a designated Historic District and an Empire Zone. It will result in the retention of an anchor retail tenant and 11-13 new commercial businesses.

City of Ithaca – Downtown Housing

Grant Total: \$1,150,000

Jobs Created: 20

The Downtown Housing project will redevelop vacant buildings located on “The Commons” in downtown Ithaca for retail/housing and mixed use. The project implements the Downtown Ithaca Development Strategy and is located within an Empire Zone.

Village of Whitney Point – Downtown Building Renovation

Grant Total: \$410,000

The proposed project includes the renovation of three vacant mixed use buildings on the same block in downtown Whitney Point. The three-story, 8,000 square foot brick Oakland Hotel will be redeveloped to house a restaurant and commercial space on the first floor as well as additional commercial space and an inn on the upper floors. The nearby Johnson building is a two-story, 3,000 square foot brick structure that will be renovated for commercial use on the first floor and market rate residential housing on the upper floor. The former Reporter Building will be renovated and a new addition will be constructed to house a new primary care facility for Lourdes Hospital

Village of Johnson City – JC BOA Redevelopment & Revitalization

Grant Total: \$914,000

The village of Johnson City’s Restore New York project will involve the demolition of deteriorated commercial and mixed use buildings and catalyze the redevelopment and stabilization of priority sites within the Endicott Johnson Industrial Spine Brownfield Opportunity Area. The project will consist of the demolition of a mixed use building of 8,500 square feet, stabilization and rehabilitation of the vacant National Register-listed Goodwill Theatre and the rehabilitation and redevelopment of several vacant industrial buildings. The project is located within the Triple Cities Empire Zone and is adjacent to the Central Business District of the village.

Village of Montour Falls – Rural Urban Center

Grant Total: \$766,500

Funding will be used to renovate and rehabilitate the former Rural Urban Center at 208 West Broadway Street into three professional/commercial spaces and 10 residential units. The Rural Urban Center, a 15,000 square foot former school building currently owned by Schuyler County, was most recently used by the County as an office building and is currently vacant and surplus. It is immediately adjacent to the Route 14/Catherine Street commercial corridor and the West Main Street commercial and historic district. Renovation will be done by the Nelson Development Group, who will take the title and develop the project, returning the property to the tax rolls and adding an important component to the village’s revitalization by providing much-needed professional/commercial office space and market housing. The developer will provide the project match required by Restore New York.

City of Elmira – Federal Building Redevelopment

Grant Total: \$1,250,000

The city of Elmira owns what is being referred to as the Federal Building, which is currently a vacant, surplus property that once served as a United States Post Office and Court House. The property, located at 200 East Church Street, is in the heart of the city’s Central Business District on the corner of Church Street and Clemens Center Parkway. The building is located on 2.13 acres, which includes a vacant lot for additional parking needs. Built in 1902, the building is listed on the National Register of Historic Places. There is approximately 59,492 square feet of gross building area including the basement and approximately 43,000 square feet of rentable space. The city has entered into a

Development and Option Agreement with a developer to rehabilitate this commercial property to accommodate a mix of retail and office space.

Town of Stamford – Main Street Revitalization

Grant Total: \$865,512

The Main Street Revitalization project involves the rehabilitation of two vacant properties on historically significant Main Street in the villages of Hobart and Stamford in the town of Stamford. Both buildings were and will remain mixed use commercial space. Local revitalization plans call for the rehabilitation and reuse of these historically important structures in NY Main Street and Community Development Block Grant (CDBG) Target Areas. Building A is a vacant four-story Queen Anne Victorian with 13,750 square feet to be rehabilitated into first floor retail, second floor offices and third floor apartments for tenants in the village of Stamford. A retail client is already in place. Building B is 5,200 feet and will be rehabilitated as a bookstore and book warehouse as part of the Book Village of the Catskills revitalization; the building will be occupied and operated by an established bookseller.

Village of Horseheads – South Avenue Redevelopment Project

Grant Total: \$380,576

The South Avenue Redevelopment Project involves the demolition of a 71,000 square foot surplus, vacant industrial building. The building is located in the center of a residential area and within a half mile of the newly constructed I86 project in the village. This demolition will allow the land to be utilized for mixed neighborhood, commercial and residential uses.

Village of Owego – Owego Central Business Rehabilitation

Grant Total: \$969,500

The project entails rehabilitation of mixed use structures within the central business historic district. Currently all of the structures have either the second or third floors vacant; some have first floor commercial space vacant as well. By creating additional residential units and rehabilitating the first floor commercial spaces in the mixed-use structures, the central business historic district will see a more pronounced vitality and a greater economic stimulus.

Village of Watkins Glen – Magee Point Landing

Grant Total: \$1,190,000

The Magee Point Landing project will rehabilitate the former public works building at 65 Salt Point Road in the village of Watkins Glen, a property declared surplus by the village. The project will convert the existing 11,500 square foot four-story brick building into eight apartments and a lakeside restaurant while enhancing the historic character of the building. The Seneca Lake site is close to the central business district, allowing residents and restaurant patrons to shop and support commercial investments in downtown Watkins Glen. The restaurant will offer indoor dining, lakeside dining and dockside service for the hundreds of boaters serving the local community as well as the visiting tourist trade on Seneca Lake. The project will encourage further development of lakeside properties enhancing the tourist industry, which is crucial to the local economy.

City of Norwich – Norwich Frames Unlimited Rehab

Grant Total: \$200,000

The city of Norwich proposes to rehabilitate a vacant mixed use building, most recently used as a picture frame shop and rooming house, located at 24 East Main Street in the city's central business district. The two-story, wood frame building, measuring approximately 3,300 square feet in floor area, will receive extensive exterior and interior rehabilitation to reestablish a new commercial/retail space on the first floor and residential use of the second floor. Upon completion of the project, the city will sell the property to a private party through a bid or other lawful process. The proposed project is consistent with the city's Comprehensive Plan, adopted in December 2003, as well as the program objectives of the Norwich Business Improvement District.

Village of Bath – Masonic Hall Restoration

Grant Total: \$1,180,000

The village of Bath, in collaboration with Johnson-Schmidt & Associates Architects, will conduct a restoration project of the Masonic Temple building. Built in 1832, the building is in a rapid state of deterioration and is in need of structural repairs. Funds will be used to make structural repairs and to renovate the building's 14,200 square feet in an effort to reuse the structure with a mix of commercial and residential tenancy. The building is located in the heart of the downtown area and its restoration is in line with the village's Comprehensive Plan's strategies for improving community appearance while maintaining historic character and encouraging economic development. This project will allow the village to increase its tax base, thereby improving municipal finances and the wherewithal to further grow the municipality's tax and resource base, lessening its dependence on state aid.

Town of New Berlin – Downtown Revitalization Project

Grant Total: \$160,000

The village proposes demolition of a vacant three-story brick building at 2-10 Main Street, at the main intersection of the New Berlin Business District. The building is imploding, causing a public safety concern to pedestrian and vehicular traffic, as well as neighboring buildings.

A complete list of the Restore New York Round III grant recipients throughout the state can be found here http://www.ny.gov/governor/press/pdf/press_0902091.pdf

For more information regarding Restore New York, please visit www.empire.state.ny.us/restoreNY/default.asp. Empire State Development is New York's chief economic development agency. ESD also oversees the marketing of "I LOVE NY," the State's iconic tourism brand. For more information, visit www.nylovebiz.com.

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