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HISTORIC MONTOUR HOUSE RENOVATION COMPLETE

*Former hotel converted into mixed-use building with state and local assistance,
including Restore NY funds, plus private investment*

The historic Montour House in Montour Falls was dedicated to the community today in a ceremony marking the completion of its renovation. The event was attended by officials from Empire State Development (ESD), the Village of Montour Falls and Nelson Development Group, among others.

Montour House, once vacant and deteriorating having not been utilized since the 1980s, is now a mixed-use facility, combining commercial and retail space on the first floor and market-rate loft apartments on the second and third floors. With \$1.8 million invested in this project, the newly converted building will assist in the village's plan to revitalize its downtown business district.

“The Montour House is a successful example of ESD’s Restore New York Communities Initiative program in that it encouraged community development and neighborhood growth through the redevelopment of a blighted structure,” said ESD Chairman & CEO designate Dennis M. Mullen. “Not only is it an eye-catching structure with a substantial history, today it is dedicated to the residents of Montour Falls and the surrounding region as a testament to the importance of partnerships on both the state and local levels for the betterment of our communities.”

The three-story, 22,500 square foot Montour House, built with locally made brick, is considered one of the finest mid-nineteenth century buildings in western New York. It has served as a bank, post office, residence, hotel, social club and offices in its past. Under the expertise of Bruce Nelson, who served as general contractor responsible for the design, construction and management of the project, the building's comprehensive redevelopment plan included a total rehabilitation and adaptive reuse of the historic property done in cooperation with New York State Historic Preservation Office and the United States Department of Interior's guidelines on preservation. All original materials were retained for the modern reuse.

"I am proud to have the privilege of bringing this building back to life," said Nelson Development Group President Bruce Nelson. "I have been supported at every level throughout the process."

Empire State Development awarded \$700,000 in Restore New York Community Initiative funds to the project. Schuyler County Partnership for Economic Development also dedicated \$100,000 toward the project, while the Schuyler County Industrial Development Agency granted \$50,000, plus a \$245,000 low interest loan. A state New York Main Street grant of \$330,000 helped close the financing gap for the renovation of the 1854 Montour House to include upper-story apartments and first-floor commercial space.

New York State Division of Housing and Community Renewal (DHCR) Commissioner and nyhomes CEO/President Brian Lawlor said: "Montour House is a testament to the effectiveness of New York Main Street funds at restoring vacant and blighted structures and turning them into valuable community assets. The New York Main Street program is an essential part of the effort to preserve historic building stock and at the same time, aid in the recovery of local economies throughout New York State."

Schuyler County Partnership for Economic Development (SCOPEd) Executive Director Kelsey Jones said: "Historic preservation is a part of economic development that is often overlooked for investment and job growth. The Schuyler County Partnership for Economic Development and the Schuyler County Industrial Development Agency are fortunate to have played a role in the

recreation of this grand hotel into a modern use while retaining the character that is part of the historic architecture in Montour Falls.”

Schuyler County Historical Society Museum Executive Director Andrew Tompkins said: “Thanks to the efforts of Bruce Nelson and his many partners, the Montour House will remain an enduring symbol of the village of Montour Falls. The historical society is thrilled with the care, attention to detail and open process of the entire renovation project.”

Empire State Development Southern Tier Regional Director Kevin McLaughlin said: “By restoring this historic building, Bruce Nelson and the Village of Montour Falls have transformed the community, providing new commercial and residential opportunities for residents, visitors and investors. I can’t think of a more deserving project and one of the finest examples of the Restore program in Upstate New York. I am pleased that Empire State Development could be a part of Montour Falls’ redevelopment efforts.”

Montour Falls Mayor Donna Kelley said she considers this project the greatest accomplishment of her administration.

Empire State Development is New York’s chief economic development agency, committed to being recognized on a global scale as the economic development engine driving job growth, strategic investment and prosperity in New York State. ESD is intent on paving the way for New York State to become the leader of the innovation economy and one of the most business friendly, productive and competitive economic development climates in the world. ESD also oversees the marketing of “I LOVE NY,” the State’s iconic tourism brand. For more information, visit www.esd.ny.gov.

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