





## ABOUT US

- Founded in 1996
- Family owned and operated
- Commercial and residential developments valued at more than \$400 million
- Currently manage over 1,600 units
- Specialize in community revitalization and mixed-income developments
- Leading developer of middle-income housing in NYS
- Recognized as the Hudson Valley developer of the year by Patterns for Progress
- Awarded Project of the Year by the New York State Association for Affordable Housing (NYSAAFH) for Queen City Lofts
- Awarded the Developer Award for Excellence by Think Dutchess Alliance for Business



Brownfield Experience	
<u>Project</u>	<u>Location</u>
Lofts on Main	<i>Peekskill, NY</i>
Queen City Lofts	<i>Poughkeepsie, NY</i>
Crannell Square	<i>Poughkeepsie, NY</i>
Saranac Lofts	<i>Saranac Lake, NY</i>
Harrison Place Lofts	<i>Lockport, NY</i>



LOFTs  
ON MAIN

- Former city-owned brownfield
- Mixed-use, mixed-income, and artist housing
- 75 units - 50%, 60%, 110% AMIs
- Track 1 Remediated Brownfield
- Rooftop terrace, performance space, maker's space, lounge, gallery
- WMPF Planning achievement award
- Permanent Funding Sources – LIHTC, SLIHC, BTC, MIHP, City of Peekskill Funds, NYSERDA



- Former city-owned brownfield
- Former Urban Renewal property
- Mixed-use, mixed-income, and artist housing
- 70 units - 50%, 60%, 100% AMIs
- Track 4 Remediated Brownfield
- Rooftop terrace, performance space, maker's space, lounge
- Sparked over \$2 million of private investments
- Upstate project of the year
- Permanent Funding Sources – LIHTC, SLIHC, D.C. HOME, BTC, CIF, ESD





## Crannell Square

- Former city-owned brownfield
- Former Urban Renewal property
- Underutilized parking lot
- Mixed-income and artist housing
- 75 units - 50%, 60%, 100% AMIs
- Recreated the historic Crannell Street as a pedestrian plaza
- Track 1 Remediated Brownfield
- Recently completed
- Permanent Funding Sources – LIHTC, SLIHC, D.C. HOME, BTC, MIHP, NYSERDA



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## Saranac Lofts

- Formerly owned by Franklin County Local Development Corporation
- Construction Start – Spring 2023
- Mixed-use, mixed-income, and artist development
- Village of Saranac Lake DRI Priority Project
- The Carry– entrepreneurial business incubator
- 70 units - 50%, 60%, 70%, 100% AMIs
- Permanent Funding Sources – LIHTC, SLIHC, BTC, MIHP, HTF, CIF, DRI, Geothermal, NYSERDA



## Harrison Place Lofts

- Formerly owned by the Greater Lockport Development Corporation
- Accepted into Brownfield Cleanup Program
- Mixed-use, mixed-income, and artist development
- City of Lockport DRI Priority Project
- Approximately 20,000 square feet of commercial
- 82 units - 50%, 60%, 70%, 90% AMIs
- Permanent Funding Sources – LIHTC, SLIHC, BTC, Federal & State Historic Tax Credits, MIHP, CIF, DRI





THANK YOU

