



November 14, 2003

# DOWNTOWN BUZZ

[www.rochesterdowntown.com](http://www.rochesterdowntown.com)



## Major Projects

- Charlotte Harbor Group named by City as landside developer at the **Port of Rochester** with a total investment of \$100 million and a 5- to 10- year build-out. Phase I completion is anticipated in Spring 2005.
- The \$43 million NYS-driven **Troup-Howell Bridge reconstruction** begins in January '04. Completion of this three-year massive but skyline-changing project is anticipated by 2006 or 2007.



## NEWS ON THE STREET

### Investment & Incentives

- The Rochester City Council has authorized a program that allows residential/mixed-use conversion projects to receive an abatement on local property taxes, ramped up to full payment by the 12<sup>th</sup> year. For more information on the **Cue Program**, call the City Assessor's office at 428-7221.

### Office & Commercial Market

- The **Hiram Sibley Building** has been sold to V.I. Properties, involving local investors Jim Verdi and Sal Imurgia.
- Buckingham Properties has recently purchased **150 State Street** (with Rochester Business Alliance as its new major tenant), and the **Olde Rochesterville** mixed-use property.
- Doug Musinger of **Singer Real Estate** has recently purchased 17 Industrial St., with 1-year lease to current commercial tenant.
- Home Properties of New York, Inc., has formally changed its name to **Home Properties, Inc.**, and is spinning off its commercial properties to a separate company to be named **Home Leasing LLC**, effective January 1, 2004.

### Downtown Housing

- The developers of the **Lofts of Washington Square at Capron South** are awaiting approval from the State Attorney General's office to sell the 13 units under development as condominiums.
- Doug Musinger of **Singer Real Estate** has purchased a number of buildings downtown on State St., with efforts underway to convert upper floor spaces to a total of 18 market-rate residential units in the neighborhood.
- SWBR Architects and Engineers have produced drawings to spark the redevelopment of the **Emmanuel Baptist Church**, currently for sale in the historic Grove Place neighborhood.
- Flower City Management has just completed demolition of the former **Downtown Motor Lodge** with the intention of developing a mixed-use residential and commercial project.
- Elk Place**, the former **Elk Hotel**, on North Clinton Ave. just north of the Michaels-Stern project, is being renovated and upgraded by owner Charles Scardino.

*The information herein is presented to the best of our knowledge at the time of publication. Please contact the Rochester Downtown Development Corporation at [rddc@rddc.org](mailto:rddc@rddc.org) with any information or corrections, or to be added or removed from our e-mail list.*

## Downtown Housing, cont'd

- The City of Rochester recently demolished the former Vanderlinde Electric Supply facility on *Charlotte Street* as part of a longer-term plan to prepare the site for the development of approximately 30 townhouses. In the interim, the Vanderlinde parcel will be used for parking to support the growing activity in the East End.

## Culture & Entertainment

- *Rochester Contemporary (RoCo)* hosted a gala rededication and opening in October at its new East Ave. address. New exhibit "*The Forgotten Ones*" by Buffalo photographer Milton Rogovin opens November 21<sup>st</sup>.
- Drawing 40,000 people last summer, the 2004 *Rochester International Jazz Festival* will run June 4<sup>th</sup> through 12<sup>th</sup>.
- Jonathan Wehle, 4<sup>th</sup> generation of the original Genesee Brewing Co. family, is opening a *new brewpub and restaurant* with an American bistro theme at the former Empire Brewing Co. 300 State St. site. Opening date TBA.

## Downtown Marketing

- [www.rochesterdowntown.com](http://www.rochesterdowntown.com), just 15 months post-launch, shared RBJ's "2003 Best Overall Website, Gold Award" with Kodak.com. The dynamic website also garnered its second straight "Best Not-for-Profit/Community Website" award.
- Searchable webpages for **114 downtown retailers** were added in November to [www.rochesterdowntown.com](http://www.rochesterdowntown.com), lifting the site's total page number count to over 800.

## Other News

- *Broad St. Aqueduct* project now has \$4.7 M. in federal funds to begin design and execution of structural renovation including an elevated walkway, historical kiosk, and creating street-level access.
- Four of RDDC's members were included in RBJ's "Top 10 Commercial Builder" rankings: *Pike Company*, *LeChase Construction*, *Christa Construction*, and *Wilmore, Inc.*



## NEW RDDC MEMBERS

- *Beacon Consulting Group, LLC*
- *Catholic Family Center*
- *Ciber, Inc.*
- *High Falls Business Assoc.*
- *Insero, Kasperski, Ciaccia & Co.*
- *M/E Engineering P.C.*
- *Rent Rochester, Inc.*



## STATE STREET REDEVELOPMENT NEWS

- *Singer Real Estate* developing housing at the former Wilmac building, above 39 State Street, and above the former Bangkok Restaurant, with more property conversions planned.
- Two new restaurants – *Sue's Diner* and a soon-to-be-announced *café* at 39 State Street.
- The *Rochester Business Alliance* moved into its new consolidated offices in October, becoming the anchor tenant in the former IBM Building at 150 State Street (now owned by Buckingham Properties).
- With community input, the City will turn the *Inner Loop and railway overpasses* into a gateway – lighting the railroad trestle, enhancing the pedestrian experience through lighting and public art, and extensive decorative painting and plantings on the south face of the ramp.