

City of Newburgh

PRESS RELEASE

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Newburgh Revitalization Continues with Restoration of Vacant Building at 155 Broadway



(l-r) Cutting the ribbon: Chris White, Congressman Maurice Hinchey's office, Deputy Mayor Regina Angelo, City Manager Jean-Ann McGrane, Gerry Sanchez, Polonia, Councilwoman Mary Ann Dickinson, Mayor Nicholas Valentine, Councilwoman-elect Christine Bello.

The revitalization of the City of Newburgh is moving full steam ahead. City, state and federal officials joined developer Gerry Sanchez of Polonia on Thursday, Dec. 6 to celebrate the transformation of 155 Broadway from a long-vacant burnt-out shell into commercial and residential space. This is the third building at the corner of Broadway and South Johnston Street restored by Sanchez. The other two are occupied by Affinity Health Plan and Broadway Farm market.

Built around 1900, the building housed a Sherwin Williams Paint Store in the 1960s, and at one time was a bar with residential space above. It stood empty for nearly 20 years, and 12 years ago, a devastating fire ripped through the ground floor space. The property eventually reverted to City of Newburgh ownership.

Today, it boasts a 2,500 sq. ft. commercial space with two beautiful 2 bedroom apartments upstairs. The renovations cost approximately \$590,000, partially financed by the Community Preservation Corporation (CPC).

This is the latest link in an ever-growing chain of buildings undergoing restoration in the crucial Armory District in the heart of Broadway. The Armory District is defined as an approximately six-block area that runs from Renwick Street across Broadway to Johnston Street, centered on the former Armory.

Sanchez, who has worked on important public buildings around the country, including the United States Capitol, has restored 158, 160, 162, 164, 149, 151-153, and now 155 Broadway. He also developed Phase 1 and 2 of the Foundry (App. 60 units), 180 Montgomery, 117 and 169 Liberty St.; and was contractor on more than 30 other buildings including City Hall, the Masonic Temple, the YMCA, and the Robinson Mausoleum in Old Town Cemetery, all in the City of Newburgh.

City Manager Jean-Ann McGrane stated, "Rehabilitation of vacant buildings into viable commercial and residential spaces is an important part of our overall strategy to revitalize the City. The restoration of three adjoining properties, as well as other structures in the heart of the City, is visible evidence of the renewal underway on Broadway, and in the community as a whole."

Mayor Nicholas Valentine said, "Gerry was one of the pioneers in restoring burnt-out shells along Broadway. It is great to see another building transformed. I look forward to seeing no more boarded up buildings along the entire Broadway corridor."

Gerry Sanchez commented, "It is important for all potential developers in the City of Newburgh to know that the community has certain expectations, and that there is a standard of excellence to be met. The 155 Broadway building meets that standard. My goal is to maintain it and put pressure on those doing City of Newburgh development to equal it."

For more information on the property, contact Mark J. Tierney Associated Broker at 845-561-2095 x 402, or email: markjtierney@aol.com