

# City of Newburgh

Press Release

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For immediate release  
August 28, 2009

## Seeing the Opportunities in Properties in Need of Extensive Renovation

You'll find many architectural treasures on the City of Newburgh's 'sealed bid' property sale list, but most are in need of extreme rehabilitation. It takes a special kind of buyer to look at a building with such serious structural and cosmetic flaws, and see the opportunity to make it functional and beautiful again. But, it can be done, as Edna Rivera, Director of Housing Opportunities for Growth, Advancement and Revitalization (HOGAR), Deirdre Glenn, Executive Director of Habitat for Humanity of Greater Newburgh, and Gerry Sanchez, President of Polonia, told a group of community members and City and County officials at a press event today, and the results are well worth the investment.



Edna Rivera said, "The rewards in restoration of these buildings become evident in the physical transformation that takes place in neighborhoods. Streets begin to look cleaner; neighbors begin to spruce up their houses; families begin to care about their surroundings again; crime is no longer welcome."

HOGAR restored six of the most distressed properties on Dubois Street, now referred to by Rivera as the "Grand Ladies".



Deirdre Glenn is no stranger to housing rehabilitation either. Since they began in the City of Newburgh in 1999, Habitat has restored 36 of the most unwanted and uninhabitable homes, and is currently working on 13 more. Ms. Glenn noted, “These blighted houses are actually very well built, and though they take a lot of work, they make beautiful homes in established urban neighborhoods.”



When it comes to restoring Newburgh, Gerry Sanchez is the pioneer. He first came to the City in 1997 and has restored more than 15 properties, including the Foundry, (about 30 apartments), and seven buildings on Broadway. Sanchez commented, “The City of Newburgh Historic District offers great financial opportunities to a hands-on developer. Come and do it!”

Friday’s press conference kicked off in front of 36 Dubois Street, one of the “Grand Ladies” and proceeded to others at 41 and 44 Dubois Street. Easels outside the properties clearly displayed the ‘before’- the ‘after’ spoke for itself.

Many private citizens and small developers have created architectural gems within some of the city’s most challenging neighborhoods. With this in mind, the tour moved on to several

“diamonds in the rough,” 10 Dubois Street and 9 and 46 South Miller Street. Dating back to the 1870s, these properties have significant historic presence, and the potential to once again contribute to the integrity of their neighborhoods.



Courtney Kain, Acting Director of Planning & Development commented, “Our sealed bid properties, once restored, can help create a sense of place and pride for our residents. Many of them are a big lift, but we have partners in individuals and small contractors who have made the investment and are already seeing positive change within their neighborhoods.”

Mayor Nicholas Valentine noted, “The City of Newburgh is lucky to have had several developers over the years, like Gerry Sanchez, HOGAR and Habitat for Humanity, with the vision, the stamina, and the funding to tackle the restoration of buildings that many would say were fit only for the wrecking ball. We have also received invaluable support from officials at every level, including the County, the State, and the Federal government. What we need now are more dedicated people with willing to take on this kind of a challenge, which will help revitalize and restore dignity to key neighborhoods.”

The sealed bid proposals will be reviewed based upon the bidder’s experience and ability to finance and complete the project. This initiative is part of a comprehensive property disposition plan to sell more than 100 City-owned properties by sealed bid, auction and targeted neighborhood development. The City of Newburgh has also launched a sealed bid loan program to help successful bidders rehabilitate the properties.

Information on the City of Newburgh Property Disposition Plan can be found at the City of Newburgh website [www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov) or by calling the City of Newburgh Department of Planning & Development at (845) 569-9400.