

**CITY OF MIDDLETOWN INDUSTRIAL DEVELOPMENT AGENCY  
OPERATIONS AND ACCOMPLISHMENTS REPORT  
2014**

The City of Middletown Industrial Development Agency has had a very full year. Applications for IDA assistance were received from Heritage Restoration Properties and Equilibrium Brewery. Extensions to Sales Tax Exemptions were granted to Danza Leser Group and SML Group and an economic development activity were undertaken.

***Heritage Restoration Properties*** purchased 14-22 Cottage Street from the City of Middletown with a plan to create a brewery, beverage distribution warehouse, restaurant and apartments on the 1.7 acre site. Current light industrial tenants would continue their tenure. Interim development goals with the City ensures a reasonable timeline for development. A PILOT, sales tax and mortgage tax exemption were granted.

***Equilibrium Brewery*** is in contract to purchase 22-28 Henry Street from the City of Middletown with the intent to open a microbrewery and tasting room and, eventually a restaurant. They received a \$204,000 grant from the New York Economic Development Council to assist with the project. They were approved for a PILOT as well as sales tax and mortgage tax exemptions

***SML Group/ Promenade*** senior residence is continuing its renovation project and is investing in a memory care unit. An extension to their sales tax exemption was granted in order for them to finish their project. They are located in the former Southwinds at 70 Fulton Street

***Danza Leser Group*** are the owners and developers of the former Horton Hospital at 60 Prospect Avenue. They have developed part of the property now occupied by the Touro College of Osteopathic Medicine and its affiliated dormitories and cafe. They were granted an extension to their sales tax exemption to continue their renovation efforts and to add to the existing dormitories as Touro continues to increase its student population.

***City North Car Park*** is located at the site of the former Woolworth's building in the downtown. The City of Middletown has identified a lack of parking on that portion of North Street in the central business district as an impediment to the economic development of the area. This commercial building has had no tenancy for nearly 2 decades and is not considered a historic building. It was purchased by the City and will be used as a parking lot after demolition and construction. At nearly a third of an acre it is expected to deliver approximately 70 parking spaces. The IDA will cover the cost of engineering for this economic development activity.