



# ***Newburgh Commercial Development Corp, Inc***

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Edward Lynch  
Director of Planning & Development  
83 Broadway  
Newburgh, NY 12550

RE: RFQ Submission

- a. Development Team Description: Newburgh Commercial Development Corp is a Newburgh based family owned real estate company involved in ownership development, construction, and management of projects. Our office is located at 333 Broadway in the city of Newburgh, focusing the last 9 years on properties located in the city of Newburgh.
- b. Financial stability: We own and manage properties in Dutchess and Putnam Counties and own and manage 14 properties in the city, including 7 Broadway properties.
- c. Team experience (30 years of experience in land development and construction projects outside of the city): For the last nine years we have been positioned in the city. Our projects include the following:
  1. 600 Broadway-redevelopment of existing derelict buildings and start up development of six new buildings to include 606,608,610 Broadway buildings for retail and 612 Broadway, a 45,000 sq ft mini storage facility that we operate.
  2. 280/290 Broadway: Refit of entire building to modern standards including boiler, elevator, and safety. Acquired with 15% occupancy. Now 90% occupied.
  3. We are now involved in the redevelopment of 2 Broadway properties at 206 Broadway and 175 Broadway and are presently planning a second phase project at 280 Broadway to include a 20,000 sq. ft office space building.
  4. We are involved in the planning, financing and construction of all our projects and are a hands-on company.

Our references are the departments of the City of Newburgh that we have dealt with, to include building, planning, zoning, water and Highway departments.

The results from our efforts have brought into the city and retained in the city many retail and office tenants including but not limited to:

1. Blumenthal Chiropractic PC (Chiropractor) - 280 Broadway
2. Fresh Start Café - 280 Broadway
3. Gateway to Entrepreneurial Tomorrows - 280 Broadway

4. Barton & Loguidice (Engineers) – 280 Broadway
5. Vardan Law Office - 290 Broadway
6. LatinoAmericana De Inversiones Corp (Mortgage Broker) - 290 Broadway
7. Peruvian Latin Services - 290 Broadway
8. Classy Nails (Nail Salon) - 290 Broadway
9. The Boutique (Retail - clothes) – 290 Broadway
10. Beauty Affair Hair Care (Barber Shop) - 290 Broadway
11. A Touch of Class (Beauty Salon) - 290 Broadway
12. Women's Lock 290 Broadway
13. Leading Edge (MRI & Radiology) - 333 Broadway
14. Anthony's Deli - 600 Broadway
15. Target (Giant) – 600 Broadway
16. The Dresses (Retail) – 600 Broadway
17. Newington Cropsey (Art Foundation) – 600 Broadway
18. CIA Collision (Auto Body) – 600 Broadway
19. New Windsor Collision (Auto Body) - 600 Broadway
20. Julian's Auto Sales – 600 Broadway
21. Premier Auto Detail – 604 Broadway
22. Edible Arrangement (Franchise) - 606 Broadway
23. Newburgh Pharmacy - 606 Broadway
24. Touch Bionics (Prosthesis provider) - 606 Broadway
25. Adecco (Franchise) - 608 Broadway
26. Auto Parts - 608 Broadway
27. UPS Store (Franchise) - 610 Broadway
28. Broadway Billiards - 610 Broadway
29. Newburgh City Self Storage - 612 Broadway
30. Tony's Newburgh Lunch-348 Broadway

Our office building at 280 Broadway is known as the Neighborhood resource Center and is almost fully occupied with primarily state and county agencies all working together to help assist the needs of the people of Newburgh including a training facility café.

- d. Proposed project: We propose to construct a footprint of approximately 23,000 sq ft of retail to include space for an urban supermarket with a second floor to accommodate possibly a trade school, medical offices, or office space.

Schedule: Our schedule is as soon as possible to start planning with construction to proceed within six months of approvals.

Financing: Project will be privately financed.

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Newburgh Commercial Development Corp  
 Vincent Cappelletti, President