

PROFILE OF THE IRVINGTON REDEVELOPMENT PROGRAM

RESIDENTIAL PROJECTS

<u>Project</u>	<u>Developer</u>	<u>Cost</u>	<u>Status</u>
Twenty-two 2 fam. & three 3-fam. homes	New Visions Redevelopment Assoc.	\$6.5 million	Construction is 85 percent complete
18-unit condominium development	AUJ Ventures, LLC	\$3.2 million	Construction is underway
19-unit townhouse development	Gold Haven Properties	\$2.5 million	Construction is 90 percent complete
Ten 2-family homes	KayGee Development, LLC	\$2 million	Four homes are completed
Four 2-family homes	Risan Development Corp., LLC	\$1.5 million	Construction to begin by Summer 2007
Two 2-family homes	Topaz Housing Development Corp.	\$500,000	Construction to begin by Summer 2007
Five 2-family homes	Irv. Housing Auth./Stuyvesant Dev'ment Partners	\$1.7 million	Site work underway
Two 2-family homes	Crest Community Development Corp.	\$800,000	Construction to begin by Summer 2007
Two 2-family homes	MIG Investments	\$500,000	1 home built/2nd home const. Summer 2007
Retail stores/119-unit condo dev.	BVS Acquisitions	\$15 million	Construction to begin in 2008
18-unit condo dev. plus 3 stores	Burwell Capital Partners	\$6 million	Construction to begin by Summer 2007
Grove St.Homes/300-unit condo dev.	Baltimore Properties	\$66 million	Conceptual plan being finalized
Pabst Brewery/retail (Irv. side) & housing	New West Development	\$33 million	Construction to begin by Summer 2007

COMMERCIAL PROJECTS

<u>Name of Business</u>	<u>Cost</u>	<u>Background</u>
Aamco Transmissions*	\$780,000	Conversion of vacant lot
Auto Zone	\$2 million	Conversion of vacant lot; former landmark Drake's Bakeries site
Advance Auto Parts	\$3 million	Conversion of vacant lot; former Francis Chevrolet dealership
Krauszer's grocery store	\$500,000	Conversion of existing liquor store; construction to start Summer 2007
IHOP	\$1.7 million	Conversion of existing diner; work to begin Spring 2007
Manufacturer's Reserve	\$4 million	Expansion of business that supplies bldg. materials; work underway
Subway*	\$180,000	Conversion of vacant lot
Homeland Mortgage Company*	\$300,000	Conversion of abandoned property
All-Inclusive Bridal Services & Day Spa	\$500,000	Located in renovated 2-story building
KFC/Pizza Hut*	unavailable	Conversion of vacant lot

* located in the East Ward

For more information about redevelopment in the Township of Irvington, please call (973) 399-6621.