

Harmony Mills - Mill No. 3

Cohoes, NY

BACKGROUND

The Harmony Mills complex was built between 1866 and 1872 in Cohoes, NY, ten miles north of Albany. Upon completion, it was the largest industrial complex in North America and reputed to be not just the largest textile mill, but the largest building in the world (by square footage.) This National Historic Landmark includes four main mill buildings and several ancillary structures. Mill No. 3 is the largest and most famous of the mill buildings. It is located on a cliff above the Mohawk River, providing the entire east side of the building with dramatic river views. Until recently, Mill No. 3, largely vacant and severely deteriorated, was only partially occupied by light manufacturing, warehouse and commercial tenants. The current developers acquired the former textile mill in 2000.

THE PROJECT

Mill #3 was constructed on a massive scale with unusually elaborate decorative features. It retains the original grandeur of its highly decorative corner towers, iron roof cresting and the elegantly detailed fifth story, including a memorial statue to Thomas Garner, company president. It is divided into three separate sections by fireproof walls and doors: a northern wing, central tower, and southern wing. This project consisted of the southern wing and the central tower. The top four floors of the south wing were converted into 96 apartments while its basement and ground floor are now 106 indoor parking spaces. The central tower of Mill No. 3 features a leasing office, community space, a health club and a business center. (The northern wing is currently less than 50% leased as space for light manufacturing and records storage—it will be redeveloped into housing in the future). The result is what is being described as “Manhattan style living on the Mohawk”— high quality one-, two- and three-bedroom loft apartments, complete with original wood floors, high-speed internet access and soaring views of the river. Total development costs for the current project are \$18.3 million. Its financing package was assisted greatly by the Cohoes IDA which granted the project a sales tax exemption during construction and a ten-year PILOT agreement.

COMMUNITY IMPACT

The project rehabilitated the central and southern portions of an under-utilized, formerly vacant textile mill located in a low-income census tract into market rate residential units. This effort is closely coordinated with, and supported by, the local municipality. The City of Cohoes completed an extensive restoration of Mohawk Street in front of the project and is building a park just south of the site. The statewide preservation organization, Preservation League of New York State, is a strong supporter of the revitalization of this true New York landmark.



PROJECT HIGHLIGHTS

PROJECT GOAL:

Conversion of former mill building into 96 apartments

DEVELOPER:

Uri Kaufman and Ira Schwartz

TOTAL DEVELOPMENT COST:

\$18,300,000

KEY FINANCING:

\$2,600,000
Federal historic tax credit equity investment from NTCIC

\$12,100,000
GMAC commercial mortgage

\$2,400,000
Equity from developers

\$1,200,000
Deferred developer fee

FOR MORE INFORMATION, PLEASE CONTACT:

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