

**REVITALIZATION OF 60 CONGRESS STREET
SPRINGFIELD RESULT OF REGIONAL
ECONOMIC DEVELOPMENT EFFORT**



R.J. GREELEY Co., LLC

R.J. GREELEY Co., LLC

*R. J. Greeley Co., LLC Spearheads Reuse of
Vacant Foreclosed Property and Secures Pioneer
Valley Planning Commission In New Home*

SPRINGFIELD, MA – A large empty building stood vacant for more than 3 years at 60 Congress Street in downtown Springfield, MA. In 2008, local businessmen, Jerome Gagliarducci and Zane Mirkin purchased the foreclosed property and invested just under \$4 million in the renovations of the structure. Full scale gutting and restoration transformed the building into Class A office space.

After securing the building through R. J. Greeley Co. (RJG), an area leader in the commercial and industrial real estate market, local firms and trades were contracted for the renovations including Caolo and Beiniek Architects, Saloomey Construction and Eastfield Glass.

To help enhance the project for prospective tenants by offering tax incentives for building occupancy, RJG worked with Springfield city officials to obtain a Tax Increment Financing (TIF) plan as well as state tax credits. Mayor Dominic J. Sarno, Mr. Christopher Moskal of the Office of Planning and Economic Development, Mr. Brian Connors, Deputy Director of Economic Development and Mr. Mike Vedovelli, Regional Director of the Massachusetts Office of Business Development (MOBD) were key players in this project.

The project displays a positive investment and redevelopment in the City of Springfield and two floors of 6,000 SF each are still available at the site.

The first tenant of the revitalized site is the Pioneer Valley Planning Commission (PVPC), an organization who is no stranger to urban revitalization. PVPC, who needed to vacate their space in West Springfield and are moving their operations to 60 Congress and bringing approximately 50 employees to downtown Springfield. PVPC represents 43 communities in Western MA and hosts state and regional meetings for those member communities which will consistently bring people into the city.

“This is what economic development is all about,” says Bob Greeley, Principal of R. J. Greeley Co. LLC. “Matching people with the right property and making the transition smooth with great return on investment. Teamwork involving the City of Springfield is what we do best and we have proved time and again that success is possible in Springfield.”

About R. J. Greeley Company, LLC

As an area leader in the commercial and industrial real estate market, Robert Greeley & Associates thrives on the responsibility their client's expectations present. RJG has created a level of professionalism, performance, integrity and creativity that goes far beyond merely what is expected. They are known for teamwork and have commercial and industrial listings throughout all of western Mass. The company is located at the Springfield Technology Park across from Springfield Technical Community College.

www.rjqco.com