



United Group breaks ground on new mixed-use development

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Shown (from left) are: N.Y. senator Jacob Ashby; Michael Yevoli regional director-capital region, Empire State Development; N.Y. state representative John McDonald III; mayor Carmella Mantello; United Group president & CEO Michael Uccellini; United Group's COO Michael DiGiacomo; and United Group's CDO Jeff Smetana.

Troy, NY United Group developers were joined by city and state officials, development partners, business leaders and more to celebrate the start of the construction for City Station North II, LLC, downtown's mixed-use, class A development consisting of multi-family apartments (The Six at City Station) and office space (The Station) over garage parking.

The event allowed area residents, political leaders, and community stakeholders to learn more about the soon-to-be constructed community.

“This is an area that fits the need for housing,” mayor Carmella Mantello said. “This is huge for the city of Troy. It’s a major multi-use development bringing housing, business, parking, and walkability to our downtown, which is very important. We are truly excited.”

City Station North will span 174,599 s/f of downtown space along Congress St. and 6th Ave. The four-story building will consist of 87 one- and two-bedroom apartments, 40,000 s/f of office space, 154 gated on-site covered and surface parking spaces, and community and building amenities including a rooftop terrace with a fire pit and barbeque grills, energy-efficient smart heating/cooling systems, a fitness center, a multipurpose aerobics/yoga room, private balconies with sliding glass doors, and high-speed internet in common areas.

“I don’t know if you see it, but Troy is on the move,” Mantello said. “We have hope, we have energy, we have enthusiasm, and this project is another piece to that puzzle.”

“With United Group’s expansive 174,000 s/f mixed-use plan, I would say downtown Troy will continue to be a premier place to live, work, play, and learn. The fabric is here,” Michael Yevoli with Empire State Development said.

City Station North is the fourth phase of a multi-phased development designed to bring revitalization into downtown Troy. Between 2009 and 2013 United Group has invested more than \$60 million into City Station West, South, and East, turning the current City Station neighborhood into a revitalized area that has dramatically enhanced the East corridor as an appealing entryway into the heart of the city.

“This project is physical evidence of our commitment to enhancing the “live, work, play” lifestyle in the city of Troy.” United Group president and CEO Michael Uccellini said. “Troy currently lacks new class A office spaces and City Station North will be one of the best. The vacancy rate for office space in Troy is 3% for class A, B, and C. There’s a huge demand.”

City Station North is projected to be completed by fall of 2025 and will be developed with the help of QPK Design, Colliers Engineering & Design, and Franco Construction Services. Upon completion, United Group plans to move its headquarters into the downtown Troy building.

“Thank you to the City of Troy, Rensselaer County, the State of New York, and the many agencies among them,” Jeff Smetana, Chief Development Officer at United Group said. “Without the support they provide in so many ways, this project really doesn’t happen.”

City Station North II is being developed in an opportunity zone. United Group worked in partnership with the Empire State Development, which provided a \$1.7 million capital grant recommended by the Capital Regional Economic Development Council, and the Troy Industrial Development Agency

on the City Station North project.

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