

## Kingston-Ulster Empire Zone Businesses

Adirondack Stairs Inc.  
 Advance Stores Company, Inc.  
 #5843  
 AG Properties of Kingston  
 Aldi Inc.  
 AmeriBag, Inc.  
 Carole Amper Inc.  
 Anaconda Sports  
 Atlantic Detroit Diesel-Allison  
 BC's Foreign Car Parts Inc. II  
 Bailey Pottery Equipment  
 Corp.  
 Barcones Music  
 L.T. Begnal Motor Co. Inc.  
 Benkert Brothers, Inc.  
 Berardi & Lindgren CPAs, PC  
 Big Matt Associates Inc  
 Boice Brothers Dairy Inc.  
 Broadway Donuts LLC  
 C&B Developers LLC  
 Canfield Supply, A Division of  
 N&S Supply of Fishkill, Inc.  
 Cars Plus of Ulster, Inc.  
 Catskill Art & Office  
 Supply, Ltd.  
 Catskill Custom Carpentry Inc.  
 CCMR Advertising, Inc.  
 CGA of New York, Inc.  
 Clearly Tech  
 Cobra Manufacturing Corp.  
 Coldbrook Properties, Inc.  
 Colonial Diner  
 Colony Liquor & Wine Distr. LLC  
 Comprehensive Support  
 Services LLC  
 Christine Cox & Associates  
 Custom Dental Lab, Inc.  
 Deising's Bakery & Pastry Shop  
 Dirt "T" Shirts  
 Scott Dutton Associates, LLC  
 Eastern States Electrical  
 Supply Co.  
 Edgewater Development  
 Company, LLC  
 ET Ventures  
 F & K Supply Inc.  
 Fala Technologies Inc.  
 Thomas J. Feeney  
 Enterprises Inc.  
 Five Star Realty Holdings LLC  
 Flashback & Freedom  
 Fox Commercial Cleaning Corp.  
 Gov. Clinton Cleaner &  
 Tailor Inc.  
 Grail Studio Foundry Inc.  
 Jacob Halpern, CPA  
 Harte-Hanks Interactive  
 Edward Hill Enterprises, Inc.  
 Huck International Inc.  
 Hudson River Valley, LLC  
 Hudson Trading Post Ltd.  
 Hudson Valley Orthopedic  
 Center  
 Hunter Panels LLC  
 Imperial Schrade Corp.  
 Informed Sources Inc.  
 Interior Motives  
 J&A Roofing Company, Inc.  
 J & C's Fine Furniture  
 Repair/Refinishing  
 JAF Partners Inc.  
 Jane's Homemade Ice Cream, Inc.  
 Kaare's Roadhouse Grill, Inc.  
 Keil Equipment Cmp. Inc.  
 Kingston Alteration Center  
 Kingston Block & Masonry  
 Supply LLC  
 Kingston Caps & Trailers  
 Kingston Neurological  
 Associates  
 Kingston Restaurant and  
 Kitchen Supply Inc.  
 The Kingstar Company, Inc.  
 Kingston News Service, Inc.  
 Hudson River Valley  
 Care Center  
 John LaTorre Construction Co.  
 Lauren Piperno Photography  
 Lewis + Hubener, Inc.  
 Michael Lichtenberg  
 Lunch at the Ritz Earwear, Inc.  
 M&E Manufacturing Co., Inc.  
 Main Drain & Flow  
 Monkey Joe Roasting Co., Inc.  
 Richard W. Moscowitz,  
 MD, PA, PC  
 Nekos-Dedrick's Pharmacy  
 NetStep Access Services  
 Gregory Newham, Ltd.  
 Northeast Panel and Truss, LLC  
 Don Oakley & Co. Inc.  
 Oceana Traders  
 Wendy R. Parish, MD, PC  
 Pattison, Koskey & Rath, P.C.  
 Planar Semiconductor Inc.  
 Precision Ceramics, Inc.  
 Procaso Mortgage, LLC  
 Frank Rahm & Son, Inc.  
 R & F Handmade Paints, Inc.  
 River Building Associates, Inc.  
 Roberti Motor Cars, Ltd.  
 Rondout Savings Bank  
 Safeco Alarm Systems Inc.  
 Sav-On Stores  
 Joan Schuman Associates, Ltd.  
 Security Supply Corporation  
 Segal Home Recreations Ltd.  
 ServiceMaster of Kingston  
 D.K. Shah, MD, PC  
 Smith Mail Advertising  
 Service, Inc.  
 Snippers of Kingston, Inc.  
 Stainless Design Concepts  
 a Div. of CVD Equipment  
 Corporation  
 Statewide Storage  
 Systems Inc.  
 Studio 331  
 Taco Land Co.  
 Tech Industries, Inc.  
 Technical Coatings Corp.  
 Teletrade, Inc.  
 Thorn Media Inc.  
 Timely Signs of Kingston, Inc.  
 Tri-State Associated  
 Services, Inc.  
 UCG Holding Corp.  
 Ugly Gus Café & Bar  
 Ulster Business Complex, Inc.  
 Ulster Acquisitions I LLC  
 Ulster Acquisitions II LLC  
 Ulster Uniform Service, Inc.  
 United HealthCare  
 Services, Inc.  
 V.A.W. Of America, Inc.  
 ValCam, Inc.  
 Webwerker, Inc.  
 Williams Lumber  
 Wolf-tec, Inc.  
 The Wonderly Company, Inc.  
 WCD  
 Woodstock Brewing  
 Company Inc.

## Nothing like having space. Nothing like having your own space.

Scott Dutton Associates has both, since moving to midtown Kingston. The architectural firm relocated its offices to the historic 19th century Everett and Treadwell building on Broadway when its uptown offices became cramped. Dutton now has the needed room to work on projects ranging from the renovation of a church bell tower in Liberty, N.Y. to a Boys and Girls Club in Saugerties, N.Y. to the redesign of two midtown buildings for Kingston's Barcone's Music, which sells and repairs instruments. Luck and location in the Kingston/Ulster Empire Zone sealed the deal last year.

"We were growing out of our space and by chance, I found out about the building, met my broker at the site and made an offer on the spot," architect Scott Dutton said. A check for \$120,000 bought him 28,000 square feet of history, a great location and a lot of work. "There was no heat, no plumbing and very little electricity," Dutton said.

Conventional financing plus a \$50,000 loan from the City of Kingston's nonprofit Kingston Loan Development Corporation (KLDC) helped Dutton begin renovations. Dutton then secured his first two tenants - an Italian pastry business called Bindi Dessert Service, and A&H Automotive Repair. Next, he paid off the \$50,000 and the conventional loan. He subsequently refinanced through Kingston's KLDC, gaining approval for a \$250,000 loan and is now on the road to completing renovations, getting a few more tenants and keeping pace with his increasing business. The building's location in the Kingston/Ulster Empire Zone completes the picture. As an Empire Zone Certified Business, Dutton can take advantage of Economic Zone Benefits, namely Wage Tax Credits for new hires, the 485e Real Property Tax Abatement, the newly introduced Tax Reduction Credit, Real Property Tax Credit and a Sales Tax Exemption.

The firm has five full time employees. The staff consists of two licensed architects, a project manager, a draft person and office manager. The company plans to expand and the Wage Tax Credits, which allow \$1,500-\$3,000 per new full time job created, will save money. With help from the Kingston/Ulster Empire Zone and his own skill, Dutton has given new life to a dilapidated, yet singular building, while at the same time, fueling the economy.

Facing Broadway, Kingston's main east/west corridor, the five-story building rises over a hill just by Kingston's railroad underpass. The front entrance is off the street and located on one side of cavernous two-part design, one

part perpendicular to the other, like a rail car and caboose of a train. A brick landing leads to a two-story atrium where steel stairs lead to Scott Dutton & Associates.

Dutton's airy foyer forms the hub of the renovation design. A wooden bench with a curved back, keeps company with an old wooden cart turned into a table. Both sit on a raffia rug and their maple and gray tones neatly contrast with two large square white cubes placed nearby. One displays pottery. The other displays a Frank Lloyd Wright vase. A wide work surface spreads to the left. The reddish warmth of the fir floors and soft pools of overhead light under white pool room shades, quiet the nerves and give rise to thoughts of grand buildings. Offices border the perimeter of the space. Each is bathed in light from wood arched windows.

In one corner, an elevator takes Dutton to his own aerie. Dutton's project manager Keith Gallagher works his magic straight ahead, beyond the calm of the cool gray walls and maroon partitions that give the main office space just enough definition. One recent day, Gallagher conferred with Dutton about a relatively compact job for the City of Kingston to redo a brick building into a tourist information center at Wall and North Front Street in the city's uptown. Housing bathrooms, an office for the Kingston Uptown Business Association and a place for tourist brochures, the design should give notice to Wall Street where it intersects with North Front, in the heart of Kingston's uptown historic and shopping district. "Renovating the building, adding a clock tower and designing a hip roof will give the building a focal point," Dutton said. "Right now the building disappears."

The municipal project, along with residential commercial, restoration, and Department of Housing and Urban Development (HUD) contracts, each provides its own challenge. "Most of the HUD work is repairing government housing built in the sixties and seventies," Gallagher said. "Now we are trying to maintain the buildings and make sure they are handicapped accessible."

Gallagher also has to focus on contracts and agreements. "HUD wants things as tight as possible," he said. "Because there is government money involved, you have to make sure the taxpayer's money is used properly." Gallagher, a former contractor, also brings his own perspective to his work. "I know all the materials and the pitfalls of the construction industry," he said. "I can detail the project to cover discrepancies."

Process motivates Dutton as well. The architect met with The Elder James Childs, pastor of Kingston's St. Clara Church of God in Christ and his son James B. Childs, assistant minister, recently to discuss the ongoing \$2.5 million project of constructing a new church. The church purchased the frame work and arches for its octagonal design. Dutton's job is to maintain the monumental atmosphere of the 12,000 square foot space, without overwhelming parishioners and purpose.

The meeting began with conversation focused on a scale model of the church. The Childs surveyed the model. Dutton associate, Bob Schrowang, R.A., (registered architect), observed, taking notes. Dutton began by showing how dwarfed a human being would be next to the building's skeleton of cantilevered arches. "You want to feel humbled, but you don't want to feel like you are in the Javits Center," Dutton said, referring to the mammoth Manhattan building. "We need to start thinking about color and texture."

The dialogue continued. Dutton talked about the need to draw light down into the space. Pastor Childs debated whether a cross should be a symbol of the church. "I like taking church projects because you have 200 to 300 clients, you're doing work on a large scale and people have a large commitment to the project," Dutton said before the meeting. Pastor Childs, voiced a mutual respect. "I heard of Scott since he came to town - 10 years ago - and heard he was creative and brought real imagination to his work." The meeting proved the two viewpoints, working toward the same goal.

Dutton builds his success on this dialogue of give and take. And while talent, skill and Dutton's goal to make a difference in the community where he lives, count for much of what drives the firm, help from the Kingston/Ulster Empire Zone helps make his work possible. "Businesses are investing in Kingston," Dutton said. "We're one. It helps that the city has programs in place like the Empire Zone tax credit program, to support business growth and development."

"I could not have taken on this building without the support of the city. The Economic Development Office was extremely supportive right from the beginning. Steve Finkle (Director, Office of Economic and Community Development and Dan Mills (Portfolio Manager, KLDC) made the application process easy and guided me and my accountant through the paperwork jungle."