

Connell Building

Historic Renovation of Office Building

123 N Washington Avenue
Scranton, PA 18503



Total Project Costs:	\$22,900,000
NMTC Allocation:	\$17,900,000
CCG Allocation:	\$ 9,000,000
Closing Date:	April 2010
NMTC Investor:	US Bank
Status:	Complete

The Connell Building, originally built in 1894, stood vacant for nearly a decade. In 2010, developer John Wolfington closed on financing that would bring the building back to life. The building is now fully leased, boasting first floor retail space, two floors of commercial office space, and five floors of residential living. At least 20% of the 89 residential units are affordable to persons at 80% of area median income or lower.

The first three floors access the city's newest parking garage adjacent to the building. The building also houses a fitness center, elevator access, and a conference area. The development is located off the Pennsylvania Turnpike in downtown Scranton, minutes from Scranton University and directly across from Scranton Mall and Scranton Hospital. The Connell Lofts won a 2011 SAGE award from the Scranton Chamber of Commerce for Interior Renovation.

Financing was provided by a variety of sources, including additional NMTC allocations by US Bank's CDE (\$5 million) and Consortium America, LLC, (\$3.9 million). US Bank is also investing in the Historic Tax Credits generated from the project. In addition, the project benefits from approximately \$7.25 million in soft funds from the City of Scranton and various state and local programs, including RACP, CDBG, HRA, Growing Greener, and PHFA's Mixed Use Facility Financing Initiative.

Rehabilitation of these mixed-use buildings stabilizes and revitalizes commercial corridors and surrounding residential neighborhoods by attracting and retaining businesses, providing increased housing opportunities for local residents, strengthening income mix within a neighborhood, increasing local access to goods and services, and creating key anchors in visible corridors of Pennsylvania communities that stimulate additional investment.

Project Details

- 34,000 SF Office Space
- 17,000 SF Retail Space
- 89 residential units

Distress Criteria

- Qualified Census Tract: 42069100200
- Poverty rate: 42%
- Less than 60% of Median Family Income
- Unemployment: 6.22x National Average
- CDFI Investment Area
- CDFI Housing Hot Zone
- CDFI Economic Development Hot Zone
- DCED-designated CAT Project

Community Impacts

- Estimated 137 construction jobs and 165 permanent jobs created
- Provide 89 affordable apartment units