



SPRINGFIELD

## Developer set to begin \$23M apartment project

### Work at Indian Motorcycle site to begin in April

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A developer who is planning a \$23 million apartment complex project at the long-vacant Indian Motorcycle building on State Street and the former Mason Square fire station said Friday that work should begin in April.

The developer, First Resource Companies, of Hanover, has hired NEI General Contracting, of Randolph, for the historic rehabilitation project that will convert the long-vacant buildings to a 60-unit apartment complex, the companies announced.

Upon completion, scheduled in late 2020, the project will provide assorted housing ranging from one-bedroom to three-bedroom apartments.

Gordon Pulsifer, president of First Resource, said his company has done multiple projects with NEI Contracting. "They share our commitment to historic preservation and affordable housing to improve and create communities that are secure and appealing, vital and revitalized," Pulsifer said.

When First Resource received a special permit from the city in April 2016, Pulsifer said he hoped construction would begin in mid-2017, but it was delayed until financing could be finalized, a spokeswoman said Friday. The project at 837 State St. is being funded with a mix of private and public money including historic tax credits,

she said.

NEI will begin the project by renovating the existing site drainage systems and doing new site utility work. Demolition of two commercial buildings on the other side of State Street will provide additional parking, officials said.

The five-story main building, which once housed the Indian Motorcycle company, producing motorcycles from 1901 to 1953, will be converted to 45 apartments. NEI will keep the majority of the timber beams intact to reflect the mill aesthetic, and historic renovations will include large windows and repair of masonry, the company said.

The adjacent former fire station will undergo interior and exterior renovations for conversion into 15 units for mixed-income tenants.

The company already has a 139-unit complex at an adjacent former Indian Motorcycle building.

Pulsifer said the company expects the project will serve "as a catalyst for improvement and change."

The City Council approved the sale of the tax-title Indian Motorcycle building to First Resource in 2014 for \$51,000, with councilors praising the investment and track record of the company.

Councilors said the Mason Square area and the city have been waiting 20 years for a viable project at the site, praising Pulsifer and his company for having a strong record of high-quality projects.

The site is at the heart of Mason Square at the intersection of State Street and Wilbraham Road.