

CityOfTorrington

ECONOMIC DEVELOPMENT
(860) 496-5920



140 Main Street • City Hall
Torrington, CT 06790-5245

MEMORANDUM

TO:	CC:
City Council	
<hr/>	
FROM:	file
Rista Malanca, AICP	
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DATE:	Re: Resolution of Brownfield Grant Application
AUGUST 30, 2022	

Dear Council Members,

The State of CT Department of Economic and Community Development (DECD) has opened round 16 of the Municipal Brownfield Grant Program. There is no match required to be eligible for these grant funds.

The proposal is \$1,500,00 grant request for the selective demolition of the un-salvageable buildings on 199 Water St & 229 Church St., which are the former Hotchkiss Mill property. This proposal also includes the abatement of hazardous materials in all buildings. The CT State Historic Preservation Office has reviewed and approved the demolition plan.

Phase 1 of the redevelopment project will be the adaptive reuse the former office building, which is the 10,000 square foot brick building, located on the southerly portion of the property (closest to Stop n Shop). This building will be a mixed-use building containing approximately 8 market-rate residential units and 2,500 Square Feet of Commercial Space at the ground level. This phase will also include the grading & stabilization of the site, and construction of a parking lot to serve phase 1 of the development project. All future development will be designed, approved, and completed in additional phases.

This phased approach addresses the environmental justice and public safety concerns that currently exist on this property. The demolition of the vacant buildings will reduce blighted conditions that have attracted vandalism and stymied private investment.

I am recommending that City Council approve the attached resolution that allows Mayor Carbone to submit this proposed application to DECD.

Please let me know if you have any further questions

Thank you
Rista Malanca, AICP
Director of Economic Development

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT
(AN EQUAL OPPORTUNITY EMPLOYER)
CERTIFIED RESOLUTION OF THE GOVERNING BODY

I, Carol L. Anderson, City Clerk, certify that below is a true and correct copy of a
(Name of Official) (Title of Official)

resolution duly adopted by City of Torrington
(Name of the Applicant)

at a meeting of its Board of Councilmen
(Governing Body)

duly convened on September 6, 2022, and which has not been rescinded or modified in
(Meeting Date)

any way whatsoever and is at present in full force and effect.

(Date) (Signature and Title of Official)

SEAL

WHEREAS, pursuant to 32-763
(State Statutory Reference)

the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and **WHEREAS**, it is desirable and in the public interest that the City of Torrington make an application to the State for
(Applicant)

\$ 1,500,000 in order to undertake the Partial Demolition and Abatement of
(Name and Phase of Project)

the former Hotchkiss Mill (199 Water St. & 225 Church St)_ and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE

City Council

(Governing Body)

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by
32-763
(State Statutory Reference)

2. That the filing of an application for State financial assistance by
City of Torrington
(Applicant)

in an amount not to exceed \$ 1,500,000 is hereby approved and that

Mayor, Elinor Carbone

(Title and Name of Authorized Official)

is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of

City of Torrington

(Name of Applicant)