

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

I, Carol Anderson certify that below is a true and correct copy of a resolution duly adopted by the **City of Torrington** at a meeting of its **City Council** duly convened on June 6, 2022, and which has not been rescinded or modified in any way whatsoever and is at present in full force and effect.

(Date)

(Signature and Title of Official)

SEAL

WHEREAS, pursuant to **C.G.S Section 32-763**, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for developing a comprehensive plan for the remediation and redevelopment of multiple brownfields (called the **Brownfield Area-Wide Revitalization (BAR) Planning Grant**); and

WHEREAS, it is desirable and in the public interest that the City of Torrington make an application to the State for **\$200,000** (proposed grant amount not exceeding \$200,000 in order to undertake the **Embracing our Legacy Study** and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE **City Council**

1. That it is cognizant of the conditions and prerequisites (including the match obligations) for the state financial assistance imposed by **C.G.S Section 32-763 and the Guidelines of the BAR Planning Program**;
2. That the filing of an application for State financial assistance by **City of Torrington in an amount not to exceed \$ 200,000** is hereby approved and that **Elinor Carbone, Mayor** 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**.
3. That it agrees to fulfill the required 10% cash match of the BAR Planning Grant Program if the application is successful.



MEMORANDUM

TO: City Council

CC:

FROM: Rista Malanca, AICP

DATE: June 2, 2022

RE: BAR GRANT APPLICATION

Dear Council Members,

DECD is currently accepting applications for a Brownfield Area-wide Revitalization (BAR) planning grant. The goal of this program is to develop a comprehensive implementation plan for the remediation and redevelopment of neighborhoods, districts, corridors, downtowns, waterfront zones or other areas burdened with multiple brownfields. Through this program, DECD hopes to work with municipalities to transform the brownfields in these areas from liabilities to community assets.

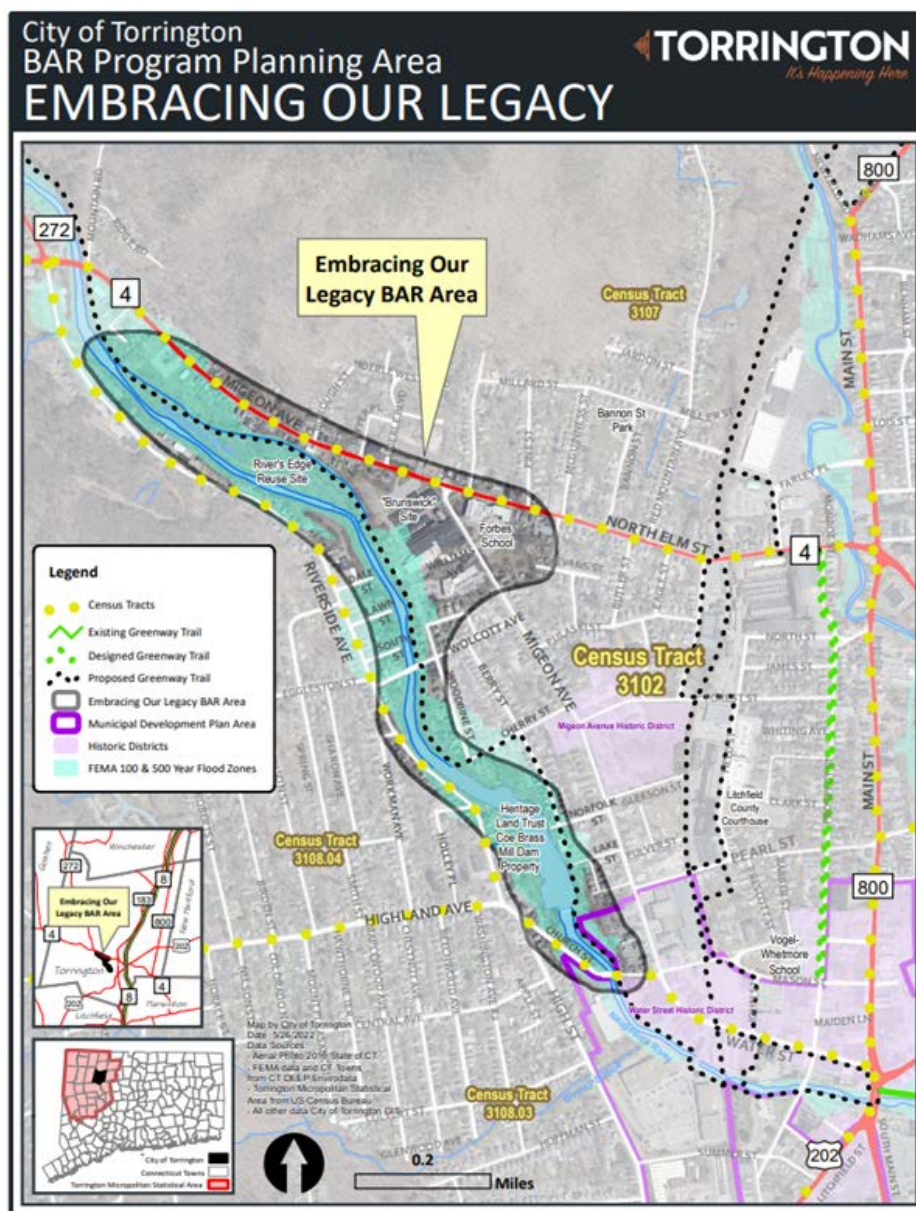
The goals of this program align with the City initiatives and I am recommending the City apply for a \$200,000 grant to conduct planning efforts that will help remediate and redevelop the former Union Hardware/Brunswick properties and surrounding neighborhoods. Project title is “Embracing our Legacy” and will evaluate how these currently underutilized, brownfield sites and surrounding neighborhood can support business and provide residents access to jobs, education, recreation and other daily activities.

This is a historically underserved neighborhood that poses challenges to development such as brownfields, the Naugatuck River and Flood plain areas. This study will provide a comprehensive understanding of what future development can be supported on these sites and what public investments can be made on nearby properties to further leverage and support that redevelopment. Public improvements may be the extension of the Naugatuck River Greenway, creation of a public park and the reuse of Forbes School (**IF** BOE turns the school over to the City after the construction of the new school). This proactive approach will help reduce the amount of time this building is idle should it no longer be used as an elementary school.

The vision is to revive an underutilized area of the City in a way that attracts private investment, provides community benefit, eliminates blight and contamination and is environmentally sensitive. The Embracing our Legacy Study will allow us, for the first time, to look at this area in a comprehensive way that:

- Identifies how remediation and abatement efforts can complement future uses
- Identifies what uses are appropriate for the site
- Improves or Increases recreational opportunities
- Protects environmentally sensitive and hazardous areas

The study area, or BAR Project Area is shown below:



The goals of this study will be to:

- Perform preliminary building assessment to determine potential uses for the redevelopment
- Review existing RAP, topography and Use Restrictions to determine if a public park with amenities is feasible along the 13-acre vacant parcel.
- Define the best route for the Naugatuck River Greenway extension from Church Street to Route 4.
- Create a concept plan that includes possible site improvements (parking, landscaping, building locations, access, fields/park locations, and the Greenway) for the study area.
- Determine the best use for the vacant parcel along Church Street – if determined, through a public process, that the City should purchase this property for a trail head and municipal parking, perform due diligence to acquire the parcel.
- Be proactive and begin to look at Forbes school through a different lens to determine, **IF** BOE turns the school over to the City after the construction of the new school, how the next chapter of this property can continue to serve the community in a meaningful way.

The deadline to submit the application is June 17th. Before the application can be submitted, the attached resolution must be approved by City Council.

It is my recommendation that City Council approve this resolution and support this grant application.

END OF MESSAGE