

BOARD OF SELECTMAN UPDATE

March 17, 2014

PUTNAM REDEVELOPMENT AGENCY (PRA)

Community Development Block Grant – 2012 – Housing Rehabilitation

See attached report

Municipal Brownfield Pilot Program

The Abatement and Disposal Plan is being packaged in a bid and to be sent within 7 days. The Environmental Contractor will also be performing the duties to spot check all work being done by the Abatement Contractor and assist on all analysis for lead disposal. All references for abatement responsibilities will be in the Scope of Work for the project to insure that all mitigation and abatement required by EPA, OSHA, and CTDPH is completed for clearance documentation.

Former Putnam Foundry

Contractual documents are being amended by the DEEP. Next steps for project outcomes are; conduct a Pre-Demolition Hazardous Building Materials Survey update; conduct a geophysical survey and test pits to identify underground utilities and subsurface structures; prepare bid documents for hazardous building materials removal, building demolition and site clean-up; and Site Work – conduct HBM abatement, building demolition and site clean-up. If funds remain, an underground storage tank (UST) closure of up to four tanks will be conducted as well as a Class A-2 survey and flood plain delineation for the site.

Community Development Block Grant Incubator Building

The requested plan by CT DECD for the potential sale of the Redevelopment Agency's Incubator Building at 39 Ridge Rd. had been sent to the Dept of Housing. Upon State approval of the Plan, a Public Hearing will be held for 'Change of Use' from an Incubator Building to private ownership on March 17, 2014. A meeting is being scheduled with the CDBG Program Manager and the Dept of Housing.

ECONOMIC AND COMMUNITY DEVELOPMENT

88 Main St. Façade Improvement Project

Documentation being finalized with the State DECD.

Economic Development Investment Fund

Potential projects for future consideration: QRTP phased infrastructure services; Blight enforcement for commercial properties; Industrial Park Lot 9 infrastructure; Lot 5 subdivision; Economic Development website.

Industrial Park Updates

- New England Plasma – 6,000 s/f expansion, Exterior metal shell has been completed. Anticipated completion late spring, 2014
- Foster Corporation hopes to start site work in the Spring, 2014 for Phase I of a 64,000 sq ft building expansion. There are no concerns regarding Aquifer Protection Area with the proposed project.
- Renchel Tool – 17,000 s/f building, framing of shell completed. Targeted completion and operational by late April, 2014.

Business Inquiries

- 100,000-125,000 sq ft building for industrial purposes
- Retail 800-1,200 sq ft – downtown location
- 2 acres, 15,000 sq ft building with loading dock
- 3,500 sq ft. for retail/restaurant

Plan of Conservation and Development

Discussion continues with accomplishments/implementation items and what remains to be accomplished since the 2005 POCD. Review for consistency with the CT POCD and the Town planning concerns in relevance to: Land Use; Community Facilities; Physical Characteristics; Housing; Economic Development; and Transportation. Sections that may be added/augmented to the 2015 edition for discussion: Buildout Analysis; Population Trends and Projections; Open Space Planning and Conservation; Agriculture; Cost of Community Services; and a Capital Improvements Program.

Ongoing Projects/Venues/Announcements

Putnam Arts Council – Grant writing partnership for area cultural activities

Community Garden – Planning meetings continue monthly

First Fridays 2014 - 2-3 meetings per month. Events held May through October

Saturday Farmer's Market – 12 rentals to date for the 2014 season. Some maintenance needs to be addressed. EBT machine has been received and accounts will be set up upon the return of the Finance Officer.

Attended the Northeast CT Chamber of Commerce event, 'Economic State of CT' with guest speakers, Kevin Lembo, CT Comptroller and Peter Gioia, VP and economist for the CT Business and Industry Association

Grant Opportunities and Writing

- Downtown Historic Designation
- Urban Green – River Trail extension
- Arts Catalyze Placemaking Grant to support First Fridays